

*Minutes are not official until approved at a subsequent Board meeting*

**HERITAGE HUNT CONDOMINIUM I  
UNIT OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
JANUARY 11, 2011  
TIME: 2:00 PM  
LOCATION: HERITAGE HUNT BLDG A LOBBY**

Board Members: Edwin Plummer, President  
Steve Verosko, Treasurer

Others: Marck Rossy, SCS Community Manager  
Warren Miller, Assistant Treasurer  
George Field, Chairman, Buildings and Grounds Committee  
Barbara Dunn, Secretary  
A number of Owners/Residents

I. Call to Order

The meeting was called to order by Ed Plummer at 1:58 p.m.

II. Approval of Minutes

The minutes of the November 9, 2010 Board meeting were approved.

III. Reports of Officers and Board of Directors

A. Treasurer Steve Verosko deferred to Assistant Treasurer, Warren Miller, who reported:

Cash in checking	\$ 60,410.
Total funded reserves	502,018.
R & R reserves	482,829.
Painting reserves	19,550.
Working capital	60,080.
Liabilities	12,788.
Bad debt	7,108.

In the SSC monthly report it was noted that our Association's full funding of reserves, low rate of assessment delinquency, and high rate of owner occupancy result in a financial rating of "Strong."

B. President

Ed Plummer noted that the new owner has taken occupancy of Unit B212 and Unit B202 has been rented. Unit A111 is owned by a bank, which is listing it for \$199,900 and the bank is now responsible for monthly fees and utilities.

The next meeting will be our Annual Meeting with election of officers. Ed indicated that Kay Franklin will not be standing for re-election and we need residents to step up as candidates and run for election both to the Board or serve on committees to maintain the functions of the condo. Steve Verosko strongly supported this message.

Residents in attendance expressed appreciation for the work of the present officers and committee chairs who put in numerous hours every month in the practical, everyday working of our community.

Ed reported that the specific cause of the December 2<sup>nd</sup> smoke incident in Building A has not been determined. The alarm was triggered by the smoke detector in the garage-level elevator lobby. The fireman, even using a heat detector camera, found no problems. As a precaution, the heater in the elevator lobby in question was swapped with another heater and an Otis technician inspected the elevator. The furnace that serves that part of the building was operated for 20 minutes with the thermostat set to 80 degrees without any unusual odor.

Ed notes that residents need to pay more attention to what they put in the trash chutes. No boxes, liquids, loose trash, or open sacks should be placed in the chute. Heavy or bulky items should be placed directly in dumpsters. New recycling charts have been posted in the recycle rooms that list what items are appropriate for the recycle bins. The chart published in the December *Horn* does not apply to condo recycling.

#### IV. Report of Management – SCS

Marck Rossy reported that East Coast Fire Protection had missed their appointment this morning for repair work on the sprinkler system. Their contract is due for renewal but they have proven less than reliable. (The representatives arrived during the meeting to make the repair.) Ed Plummer said the board was actively considering bids from two other companies.

The trash removal contract has been renewed at a reduced price.

The foreclosing bank on Unit A111 will be responsible for on going assessments, utilities and fees.

#### V. Report of Committees

##### A. Building and Grounds

George Field reported that work is in progress to touch up paint and freshen up needed areas in both buildings. Cracks will be repaired as needed.

George requests residents can assist by reporting areas that need attention and/or burned out bulbs.

George has been working to resolve trash doors staying open due to cold.

George noted repair in progress on the elevator carpet in Bldg. A.

George also noted that when water leaks become evident, it is necessary to track down the source of the problem to assess responsibility for the repair. The Association would be responsible for sprinkler leaks but individual owners are responsible for leaks arising from pipes that serve just one unit. That includes damage that may be caused to other units. Ditto with plumbing incidents. Also, there has been another case of a kitchen drain in Building A clogging with water backing up into a first-floor kitchen sink. Residents are reminded not to put cooking grease down the drain and to use plenty of water to flush waste when the garbage disposal is used.

**B. Budget and Finance**

Warren Miller reported on the routine budget items that are included in the Treasurer's report above and the full financial report filed in the Association notebooks located in the lobby of each building. In addition, the window sash in the 2<sup>nd</sup> floor south stairway of Bldg. A was replaced at no cost with a sash from extra windows left by the developer. The elevator sump pump was replaced at a cost of about \$800. Professional Services for the year totaled \$23,000. Warren reports that although our Association had expenses exceeding income by \$5,000 in 2010, we are rated very strong in fiscal management in comparison with other condominiums

**C. Legal and Covenants**

Ed Plummer reported that Joy Kim and Jim McCawley have joined Lee Schultz on the committee.

**D. Decorations**

The first Wednesday in January Happy Hour was held in Bldg. B with a good turnout, good food and good company. This practice of having Happy Hour in Bldg B the first Wednesday of each month will continue for at least three months.

**VI. Unfinished Business**

Marck reported the Fire Protection contract with East Coast is up the end of March. Ed Plummer reported that East Coast has been less than responsive in providing service over the term of their contract. A discussion followed and the Board agreed to go with a another company, Fireline. With proposals in hand, Marck will give timely notice of termination by certified mail to East Coast and contract with Fireline to provide future service. Fireline is presently serves the HOA needs.

VII. New Business

There is no new business to report.

VIII. Next Meeting

The next meeting will take place March 8, 2011, at 2 p.m. in the Club House Board Room.

IX. A motion was made, seconded and passed to adjourn the meeting at 2:41 p.m.

Respectfully submitted,

Barbara Dunn, Secretary