

Stepping Stone Condominium Association

Stepping Stone Condominium Association Board of Directors

Regular Meeting

Monday, 9 June 2012, 6:00 p.m.

Minutes

I. Call to Order

II. Reading and disposal of unapproved minutes from previous meetings

III. Treasurer's report

1. Treasurer/ Financial Report (Cliff)
2. Favour Report
3. Collection on Fee Payments – more early payments with notification reminders.

IV. New Business

- Pool – rear deck: Still pending.
- Pool – gate side entry: Cliff fixed it.
- Lighting: Cliff checked lights in Bldg 1, 2, 3 area. Two lights were out, not all. He is conducting tests to see why they are not getting power.

V. Old Business

- Ona Elliott: Lawyer opinion, we have no recourse. Carol getting another opinion.
- Office Cleaning: David Cagle cleaned once. Tim said he did ok job, will ask him to continue.
- 3J Utilities turnover letter sent: Carol wrote letter for discontinue of responsibility for utilities bill and Tim forwarded.
- Bldg 7 dumpster fence/gate: Bids received. Board motion, second, bid approved, \$3,200.
- 5N Balcony: vinyl wrap still not finished, Tim said he would ask Elliott to do it.
- Evan, Shutoff Valve ID: will do when it cools off.
- Pet stations, will be installed in next few weeks.
- Nichelle/Elliott, Nichelle's door: sanded, not yet painted.
- FHA- Try to complete in next two weeks.
- Hall door – Cliff: needs intake vent over top.
- Favour Group bond in place by 7 June
- Home Owner Information/ Renter Information : nearly finished. Should be complete by next week.

VI. Departments

- Pool/ Tennis Courts/ Mailboxes/Message Board
- Parking
- Security
 - Lighting
 - Cameras: final installation for buildings 1, 2, 3 set for this weekend.
- Office (Tim)
- Unit Problems (Tim)
 - Cutoff valve (status)
 - Others
 - Leaks
- Clubhouse (Tim)
 - A/C: first bids were for replacement, for two part system (outside and attic), both bids over \$7000. Carol asked if complete replacement cheaper. Answer is no, because other parts still work. Second company said they might be able to replace just the coils and repair instead of replace.
- Volunteers
- Landscape
 - Landscape Plans/ SOW
- Garbage Dumpsters
- Maintenance
- Other

VII. Public Comment (LIMIT 5 Minutes Each) n/a

VIII. Executive Session (If required) Discussed Favour Group completing deliverables before being paid and returning all funds except for \$5000 base back to SSCA after bills are paid each month. Carol said she would contact Tim next day.