

Minutes of Board Meeting

Association: THE PLAZA COMMUNITY ASSOCIATION, INC.
Date: November 29, 2005
Location: Conference Call
Type: Board of Directors
Directors Present: Mike Theile
Rick Ray
Linda Rodgers
Others Present: Stephanie Warner, Dan Witkowski, Diane Wolfson
Quorum: Yes

Meeting called to order by Diane Wolfson, manager at approximately 10:15 a.m.

Motion by Linda Rodgers, second by Mike Theile to approve the 10/5/05 Board of Directors Meeting Minutes with correction of the spelling of Linda Rodger's name. *Motion passed by unanimous vote.*

Rick Ray joined the meeting at 10:19 a.m.

Discussion of doors.

Motion by Rick Ray, second by Linda Rodgers to clarify Section 4.03 C of the Amended and Restated Declaration Recorded at Reception No. 285203, means that for exterior windows and doors, including those that open onto hallways: the exterior trim, the mechanical parts such as handles and cranks, and the glass itself, are common elements that are an HOA expense, and the interior trim and finish, including stain, paint, lacquer and sealant, are part of the unit and are a Unit owner expense. *Motion passed by unanimous vote.*

Rick Ray left the meeting at approximately 10:28 a.m.

Discussion of 2005 reserve funding.

Discussion of concern whether reserves will be sufficient to cover the cost of future roof repairs estimated at \$400,000 to \$500,000.

Motion by Mike Theile, second by Linda Rodgers to vote to adopt the proposed 2006 budget and proposed allocations pending no objection from Rick Ray with the following changes: Increase

reserve assessments to \$75,000 and include Unit 104 in hallway reimbursement. *Motion passed by unanimous vote.*

Discussion of sewer pump.

Dan Witkowski left the meeting at 10:29 a.m.

Discussion of SB100 Compliance/HOA owner education workshops.

Discussion of responsible governance policies/collection policies.

Board officer nominations. Mail ballot to be sent out by Full Circle for board elections and budget approval.

Discussion of Full Circle contract for 2006.

Motion by Mike Theile, second by Linda Rogers to approve Full Circle contract subject to further review by Linda Rodgers. *Motion passed by unanimous vote.*


Discussion regarding staggering director terms so that there is more continuity. The term of one director per year will expire. This is provided for in the bylaws.

Motion by Mike Theile, second by Linda Rodgers to adjourn the meeting. *All in favor. Motion passed by vote of two remaining directors.*

Meeting adjourned 10:37 a.m.

THE UNDERSIGNED CERTIFIES THAT THE FOREGOING MINUTES WERE APPROVED BY THE MEMBERS AT THEIR MEETING HELD Feb. 7, 2006, 2005.

Signed:


Stephanie Warner, Manager