

Minutes of Member Meeting

Association: THE PLAZA COMMUNITY ASSOCIATION, INC.
Date: June 24, 2005
Location: Conference Call
Type: Board of Directors
Directors Present: Mike Theile
Rick Ray
Linda Rogers
Others Present: Diane Wolfson and Dan Witkowski
Quorum: Yes

Meeting called to order by Diane Wolfson, manager at approximately 11:10 a.m.

Report of Diane Wolfson on 2004 and May 31, 2005 financials, including a request to write off \$3,345 in refundable deposits that has been on the books since before 1995 and nobody knows what it is for.

Motion by Linda Rodgers, second by Rick Ray to write off the \$3,345 in refundable deposits.
All in favor. Motion passed.

Mike Theile joined the meeting.

Report of Dan Witkowski recommending going forward with one of the two proposals by waterproofing engineers; that he preferred BC&E even though they limit their liability; that half of the heat mats and heat traces are probably not working; that the bid to repair soffits with plywood is \$5,500 to \$6,000; that the soffits are the worst underneath the towers.

Rick Ray recommended looking into a PVC-type material and James Hardy products for the soffits.

Discussion regarding potential costs of a new roof.

Dan Witkowski reported that water is still leaking into Unit 402; that it doesn't seem to be leaking this summer; that in the winter the water stains a built-in bookcase and beam near the fireplace; and that the worst leaking he is aware of from last winter is a puddle the size of a salad plate sitting on the woodwork. During the winter, Full Circle cleared snow from the roof above Unit 402 every time it snowed to help mitigate leaking.

Motion by Linda Rogers, second by Rick Ray to hire BC&E waterproofing engineers to perform the first phase of their proposal, including an investigation and written report, and to hire a roofing contractor to work with the engineers to do their investigative work, the entire project not to exceed \$10,000 and 2) to write the Unit 402 owner a letter advising that the board and the manager are aware of the problem, that repair may be delayed through the winter season based on the long-term steps being taken now to address the roof, and that Full Circle will continue to remove snow from the roof above Unit 402 every time it snows. *All in favor. Motion passed.*

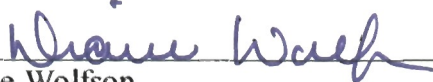
Motion by Rick Ray, second by Linda Rogers to perform soffit repair in the \$5,500 to \$6,000 range in 2005. *All in favor. Motion passes.*

Discussion regarding sending letter to the owners that includes information about roof problems and steps being taken for the roof.

Meeting adjourned 11:45 a.m.

THE UNDERSIGNED CERTIFIES THAT THE FOREGOING MINUTES WERE APPROVED BY THE MEMBERS AT THEIR MEETING HELD October 5, 2005.

Signed:



Diane Wolfson