

Lafayette Professional Association

Board Meeting

July 11, 2012

5:30 PM

In attendance were the following: Ted Alex, Mr. McCune, Ms. Cole, Mr. Ducharme, Dr. Ananian, Dr. Devaney, Dr. Nesvold, Dr. Pan, Dr. Ludington.

1.) Item number 5 in the minutes of the April 11, 2012 meeting is to be removed and replaced with the following:

“Building A is assessed in its entirety per square foot. The difference between Building A and B, which is the common area of Building B, will be placed in the building fund of building A”

It was motioned, seconded and agreed unanimously to make this change.

2.) Review of the budget.

a.) There has been a large increase in water and sewer costs. We agreed we would be talking about water-saving toilets later in the meeting.

b.) Building B electrical will be a special assessment of \$17,449.14 to Building B

c.) We discussed that we may consider an increase in condo fees in the future but for now we motioned, seconded and unanimously voted to accept the budget.

3.) Carriage House. We received an estimate of \$2900 from Finest Painting to paint the Carriage House windows, cupola and trim. It was brought up that we needed to consider whether there was existing lead paint before sanding and scraping were begun. We decided there needed to be a specific line in the estimate about lead. In addition, we wanted the bid to include painting the steps and the doors. It was motioned, seconded and voted unanimously to accept the bid from Finest provided there was a lead clause in the agreement.

4.) Illegal use of the dumpster. The cameras are only useful if we know approximately what time to examine on the tape. We will write a letter to the owners asking them to report suspicious activity. In addition the letter will remind the owners what is permissible and what is not permissible to

be put in our dumpster.

5.) Security Locks. We will begin with the Carriage House. Each owner will receive two keys to be turned in upon departure of a tenant. Failure to turn in keys will result in a \$100 fine. The new locks will be paid for by a special assessment to the Carriage House that will be added to the assessment for the painting outlined in section 3. Motioned, seconded, unanimously approved.

6.) Building B -- the work to repair the power line in Building B, combined with other overages, totals \$18,702. This will be a special assessment to Building B divided into three parts: August, September, October 2012. Motion, seconded, unanimously approved.

7.) Late charges to owners who failed to submit certification of insurance to our property management company. We decided to halve the \$500 fines to Matta, Walker and Gray but the fines will increase back to \$500 if the documentation is not received within 30 days. We decided to waive entirely the fee to Bowden. Motioned, seconded, unanimously approved.

8.) Water-saving toilets. Mr. Ducharme advised us that the board cannot mandate that an owner change something inside his unit. Therefore the board decided the *association* will change all the toilets. The money will come from the general fund. Motion, second, unanimously approved.

9.) Speeding in parking lot. We discussed putting a removable speed bump in front of the Carriage House and another in front of building A. Ted was asked to get a price quote for this.

10.) We decided the Annual meeting would be October 23rd, 2012.

11.) We decided the next Board meeting would be Wednesday, Sept 19th.

The meeting ended at 6:58

Minutes compiled by Stephen E. Ananian