
BELLEFONTAINE CONDOMINIUM OWNERS ASSOCIATION, INC.
MINUTES
of the Regular Meeting of the Board of Directors held
April 14, 2010

The meeting began at 6:00pm. The following Board Members were present: Kathy Pons (Chair), Jay Rowen, Tom Fox and Mary Mendenhall. Hilltop Community Executives (HCE) was represented by Al Simonelli. Others in attendance were: Jana/Unit 402, Sally/Unit 901, Magaly & Ernst/Unit 1102.

The following three items passed as part of the Consent Agenda.

BOARD MEETING MINUTES for the meeting held 03/10/10 were approved as recorded. [MINS]

NEXT BOARD MEETING was confirmed for Wednesday 05/12/10 at 6pm in the 12th floor Club Room. [BDMT]

FINANCIAL REPORTS for the period ending 03/31/10 were accepted as submitted. [FINS]

The prior three items were passed unanimously as part of the Consent Agenda on a motion by Mary.

EXTERIOR CARPET REPLACEMENT: Slate tile and carpet estimates have been reviewed. Further research continues for the best product and installation cost. [2434]

LOWER GATE REPAIRS: Board reviewed a proposal from A Garage Door and Gate Store for \$3100 to replaced the existing operating motor. HCE to research additional bids. Tom Fox will provide a list of vendors. [2468]

REMODELING -TILE: Kathy provided a spread sheet of units known to have install hardfloor surface with a sound barrier underlayment. A spread sheet of all units known to have installed floor tile and underlayment is on file. [2470]

CELL TOWER: HCE to contact American Tower for items requested during a recent meeting. ATT renewal is pending city approval. A research testing group found no issues with frequencies from the north stairway antennas. [ROOF]

ELECTRICAL WORK UNIT 1101 is pending. Two floors, 11th and 10th floor, may have to have the power turned off during this unit remodeling work. [2471]

TCP PLUMBER JETTING is set for 04/20/10 and 04/21/10. [PLMB]

403 PARKING SPACE SIGN was installed. A motion by Jay passed to have an amendment to the CC&R's regarding this issue which will need a 2/3 votes of the members. [2377]

ELEVATOR: HCE to request a written report regarding the ongoing malfunctions of both elevators. [ELEV]

NON-BOARD MEMBER CONCERNS: Ernest mentioned the continued malfunctions of the elevators, garage doors and fob system not working, issue of past fine review and reply. He expressed appreciation with the Board on handling issues for his Unit.

MINUTES approved will be sent to the members with the monthly statements. [MINS]

SOLAR for roof is pending. [2384]

HOA Web Site Committee will include Sally/unit 901. HCE to contact Derek to provide access to members.

The meeting adjourned at 7:35pm.

/s/ Al Simonelli

/s/ Board

Recorded by

Approved by