
BELLEFONTAINE CONDOMINIUM OWNERS ASSOCIATION, INC.
MINUTES
of the Regular Meeting of the Board of Directors held
June 9, 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: Carol/Unit 1103, Sally/Unit 901 and Ernst/unit 1102.

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

BOARD MEETING MINUTES for the meeting held 05/12/10 were approved as recorded. [MINS]

ANNUAL MEMBERSHIP MEETING was confirmed for Wednesday 07/14/10 at 6pm in the 12th floor Club Room. [BDMT]

FINANCIAL REPORTS for the period ending 05/31/10 were accepted as submitted. Treasurer, Tom Fox reported there was a positive net to reserves of 7100. [FINS]

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

EXTERIOR TILE INSTALLATION: The 3rd floor slate tile installation is scheduled for 08/16/10. Removal of the existing carpet will be completed by the Committee. Sal Romo's will be requested to move the slate tile from the garage to the 3rd floor. [2434]

TRASH VENDOR CHANGE: A motion by Mary passed to change trash vendor to Edco. The motion was amended to have Management check the current Waste Management contract and contact them to match the reduced monthly rate. [TRSH]

LOWER GATE REPAIRS: Tabled. [2468]

AMENDMENT to CC&R'S: Tabled for future mailing date. [2476]

BUDGET 2010-2011: A motion by Jay passed to accept the proposed budget with no monthly increase. [BUDG]

AMERICAN TOWER, NEW CLIENT is pending insurance issues and answer questions on general liability amounts. [ROOF]

DEWEY PEST CONTROL monthly service fee will be reduced from \$49 to \$39 per month, due to management negotiations. [PEST]

NON-BOARD MEMBER CONCERNS: Sally/unit 901 recommends the HOA purchase a defibrillator, Carol/Unit 1103 reported the south stairways doors closed with a bang due to the wind.

The meeting adjourned at 7:10pm.

/s/ Al Simonelli

Recorded by

/s/ Board

Approved by