
BELLEFONTAINE CONDOMINIUM OWNERS ASSOCIATION, INC.
MINUTES
of the Regular Meeting of the Board of Directors held
August 17, 2010

The meeting began at 6:30pm. The following Board Members were present: Tom Fox (Chair), Mary Mendenhall, Bob Kubie, Carol Venable. Hilltop Community Executives (HCE) was represented by Al Simonelli. Others in attendance were: Pat/Unit 1001, Jana/Unit 402 and Kathy/Unit 901.

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

BOARD MEETING MINUTES for the meeting held 06/09/10 were approved as recorded. [MINS]

NEXT BOARD MEETING was confirmed for Tuesday 09/21/10 at 6pm in the 12th floor Club Room. [BDMT]

FINANCIAL REPORTS for the period ending 07/31/10 were accepted as submitted. Carol mentioned the negative cash flow and high legal expense. Carol also requested copies of the recently completed tax returns and year end fiscal year review. [FINS]

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

EXTERIOR SLATE TILE INSTALLATION: Kathy provide an update on floors completed were 3,11,10,8 and 7. Floor 9 was skipped due to remodeling in unit 903. Some unit and laundry doors need to be trimmed as well as security and shudders doors. [2434]

ARCHITECTURAL COMMITTEE: A motion by Tom passed to appoint the following to the Design Maintenance Committee which will report to the Board. Members are as follows, Kathy Pons, Sally Seyler, Jana Jahns, Mary Mendenhall, Tom & Karen Fox. Committee will review unit and secondary doors for maintenance issues. [2508]

MOVES MONITORS will need to place floor protectors on the new hall slate tile, elevator and lower garage lobby areas. [MOVE]

LETTER of AGENCY: Board President Tom Fox signed a Letter of Agency for police to make an on site arrest. [2509]

TRASH VENDOR CHANGE: Waste Management will lower their monthly service fee to match the Edco lower cost. [TRSH]

AMERICAN TOWER, NEW CLIENT, CLEARWIRE is pending. [ROOF]

COMMON AREA LIGHTS: Further discussion to install motion sensor lights in the elevator lobby areas separate from the hall lights. [LGHT]

EDWARD JONES RESERVE ACCOUNT was closed and all funds were
deposit to the operating checking account. [BANK]

MEMBER CONCERNS: Bob/Unit 203 mentioned selling the extra garage
parking space. Kathy/Unit 901 is working on an HOA Web page and
also will provide an updated resident list with email addresses.

The meeting adjourned at 7:20pm.

/s/ Al Simonelli

/s/ Board

Recorded by

Approved by