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BELLEFONTAINE CONDOMINIUM OWNERS ASSOCIATION, INC.  
MINUTES  
of the Regular Meeting of the Board of Directors held  
September 21, 2010

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The meeting began at 6:00pm. The following Board Members were present: Tom Fox (Chair), Bob Kubie, Carol Venable and Mary Mendenhall. Hilltop Community Executives (HCE) was represented by Al Simonelli. Others in attendance were: Kathy/Unit 901 and Jana/Unit 402.

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

BOARD MEETING MINUTES for the meeting held 08/19/10 were approved as recorded. [MINS]

NEXT BOARD MEETING was confirmed for Tuesday 10/19/10 at 6:00pm in the 12th floor Club Room. [BDMT]

FINANCIAL REPORTS for the period ending 07/31/10 were accepted as submitted. Carol had the following questions: status on the three delinquent units, ACH banks charges are too high, service will be eliminated and changes in posting of reserve expenses from repairs. [FINS]

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

BALL VALVES REPLACED: Board unanimously approved to have TCP install isolation valves in the garage for a reduced cost of \$1349, compare to the regular cost of \$3296.61. [2513]

EXTERIOR SLATE TILE INSTALLATION: Kathy reported the 9th floor is the last floor to complete. Both elevators will be scheduled for new slate tile installation. Additional tile may need to be purchased. [2434]

DOORS: A motion by Bob passed to credit \$100 to Unit 602 for the broken louvered shutters with the stipulation that the past due amount be paid on their HOA statement. HCE was tasked to send letter to Unit owner. [2434]

BUDGET, REVISED: Board Treasurer, Carol made changes to general line items which will increase taxes and legal cost. Repairs, trash and plumbing will be decreased. [BUDG]

VENDOR 'EXTRA WORK' REQUEST will require a board members for approval for any extras charges billed to the HOA. [2510]

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

WORKERS COMPENSATION INSURANCE: A motion by Carol passed to renew this policy for an annual premium of \$603.00. [INSR]

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JANITORIAL SERVICE: A motion by Tom, passed to increase the cleaning fee by \$100.00 per month for the cleaning service.  
[JNTR]

ROOF INSPECTION: HCE tasked to have the roof inspected for preventive maintenance. [2515]

RESERVE STUDY: A motion by Carol passed to proceed with Association Reserves for a 3 year plan of \$680.00 per year .  
[RESV]

The meeting adjourned at 7:50pm.

/s/ Al Simonelli

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Recorded by

/s/ Board

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Approved by