
BELLEFONTAINE CONDOMINIUM OWNERS ASSOCIATION, INC.
MINUTES
of the Regular Meeting of the Board of Directors held
October 19, 2010

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

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

BOARD MEETING MINUTES for the meeting held 09/21/10 were approved with the addition of the 3 year reserve study approval with Associate Reserves. [MINS]

NEXT BOARD MEETING was confirmed for 11/16/10 at 6pm in the 12th floor Club Room. [BDMT]

FINANCIAL REPORTS for the period ending 09/30/10 were accepted as submitted. Carol suggested to have an account for the move income and move expense. HCE to review handyman, Sal Romos, invoice for his hours and tasks he is listing on his monthly invoice. [FINS]

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

EXTERIOR TILE INSTALLATION was reported completed by Kathy. The slate tile project total cost was \$66,902.32. Extra slate tile will be stored on the gym level. Carpet runners need to be used during a move in or out to protect the new floor surface. [2434]

BALL VALVES REPLACED was confirmed completed. Bypass booster pump is tabled. [2513]

ROOF INSPECTION: Board reviewed a preventive maintenance proposal from Smith Roofing for \$2500.00. A motion by Tom passed to approve work and will be determined on weather conditions. [2515]

LOWER GARAGE GATE MALFUNCTION: Board reviewed the proposal from Morena Welding for 2800.00. Need another bid for comparison. Board requested not to use BBC. [2516]

TWO AMENDMENTS to CC&RS: Parking space issue to legalize sway and Board of Directors reduced from 5 to 3. Kathy Pons will draft the cover letter and Jay Hansen will provide the legal amendment and ballot for membership vote. [2476]

AMERICAN TOWER, NEW CLIENT has been placed on hold until 2011. [ROOF]

SAL BUILDING ISSUES: HCE to provide Sal with the following work request: needs to clear holes to the 11th and 12th floor drain holes, move extra slate to location selected, clean all elevator tracks [2512]

ARCHITECTURAL COMMITTEE: Sally provided the Board with the Committee's recommendation wish list for the 12th floor for \$14,000. The Committee will focus on the gym area for ideas and recommendations to the Board. [2508]

The meeting adjourned at 7:45pm.

/s/ Al Simonelli

/s/ Board

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Approved by