
BELLEFONTAINE CONDOMINIUM OWNERS ASSOCIATION, INC.
MINUTES
of the Regular Meeting of the Board of Directors held
January 18, 2011

The meeting began at 6:00pm. The following Board Members were present: Tom Fox (Chair) Carol Venable, Bob Kubie and Mary Mendenhall. Hilltop Community Executives (HCE) was represented by Al Simonelli. Others in attendance were: Kathy-Unit 901, Jana-Unit 402 and Pat-Unit 1001.

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

BOARD MEETING MINUTES for the meeting held 11/16/10 were approved as recorded. [MINS]

NEXT BOARD MEETING was confirmed for Tuesday 02/15/11 at 6pm in the 12 floor Club Room. [BDMT]

FINANCIAL REPORTS for the period ending 12/31/10 were accepted as submitted. Monthly expenses were over income by \$1288. Actual expenses compare to budgeted was 1% better. [FINS]

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

RESERVE STUDY: A special meeting will be held to review the recently completed Reserve Study. [2540]

LOWER GARAGE GATE is working properly at this time and will be monitored for opening issues. [2516]

PERMIT RENEWAL, STATE INSPECTION is pending corrective repairs by Kone. [2547]

UNIT 502, WINDOW LEAK was repaired by Precision Restoration Solution. [2542]

FRONT WINDOW LEAK UNIT 803 is pending additional repairs to resolve which may include the balcony for Unit 903. [2544]

AMENDMENT to CC&RS: Kathy will prepare the final amendment and cover letter for distribution to the members. [2476]

HANDYMAN WORK POLICY: A motion by Tom passed to require a detailed monthly invoice with hours worked, the day and time of work completed. Need to check in with a Board member or resident, Mary-Unit 302, Tom-Unit 303, Carol-Unit 1103 or Kathy-Unit 901

DRY VENT CLEANING: HCE to have all dryer vents cleaned by Sal Romos or a dryer vent specialist. [2553]

The meeting adjourned at 7:21pm.
