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BELLEFONTAINE CONDOMINIUM OWNERS ASSOCIATION, INC.  
MINUTES  
of the Regular Meeting of the Board of Directors held  
February 15, 2011

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The meeting began at 6:30pm. The following Board Members were present: Tom Fox (Chair), Carol Venable, Bob Kubie and Mary Mendehall. Hilltop Community Executives (HCE) was represented by Al Simonelli. Others in attendance were: Hanna S./Unit 1003, Kathy and Sally/Unit 901.

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

BOARD MEETING MINUTES for the meeting held 01/18/11 were approved as recorded. [MINS]

NEXT BOARD MEETING was confirmed for Tuesday 03/15/11 at 6:00pm in the 12th floor Club Room. [BDMT]

FINANCIAL REPORTS for the period ending 01/31/11 were accepted as submitted. [FINS]

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

601 CLUB ROOM VIOLATION: Revised warning letter will be drafted by management for Board approval. [2559]

RESERVE STUDY recently completed will be available on the reserve study web site. Summary page will be mailed to all owners prior to the fiscal year end of July 2011. [2540]

REPLENISH RESERVE FUND: Board will draft letter for a \$2500 per unit special assessment to replenish the reserve fund account. Ballot will be mailed with letter. [2565]

ELEVATOR SUMP PUMPS will be checked for proper operation. TCP Plumbing and Kone Elevator will be coordinated for inspection of both sump pumps. [ELEV]

LANDSCAPE PLANTER, FRONT COLOR: Management to request a plant flower color proposal for Board review. [LAND]

LAUNDRY ROOMS: New 9th Floor dryer and 2nd floor washer will be purchased. [LAUN]

AMENDMENT to CC&R'S was mailed on 02/07/11. [2476]

DRY VENT CLEANING: HCE tasked to obtain a dry vent cleaning proposal for all floors. [2553]

FRONT WINDOW LEAK UNIT 0803: Smith Roofing has made repairs to the 903 balcony for leaks in unit 803. Unit leaked again and will have Smith Roofing re-visit the unit. [2544]

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The meeting adjourned at 8:09pm.

/s/ Al Simonelli

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Recorded by

/s/ Board

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Approved by