

Annual Homeowners Meeting of the Gayle Condominium

November 17, 1983

The annual homeowners meeting of the Gayle Condominium Association took place on November 17, 1983. The members present were:

101 - Marilyn Pedersen
102 - Gordon Culliton
103 - George Lund
104 - Nyle Stevens
106 - Steve Larsen
204 - Bob Smith
301 - Jeff Eckmann
302 - Jim Kressbach
304 - Bill Marler and Connie Rocker

These items were discussed and decisions were made:

-There will be no increase in maintenance fees in 1984.

-The name the Gayle Condominium will remain the same.

-A bulletin board will be placed in the laundry room. Items of interest to the condominium will be placed on this board. You can also use the board to sell items, etc.

-Nothing at all is to be left in the hallways at any time. It is okay to park bikes on the main floor under the stairwell, but they must be completely under the stairwell.

In the storage rooms, keep your things in the storage lockers themselves and don't let things hang out. The hallways in the storage rooms are to be kept clear completely.

The paint room is a common area and you can keep paint in there as long as you put your name and unit number on it. Any paint that does not have a name and unit number on it will be thrown out.

The meter room, boiler room, and storage locker under the basement stairs are also common area. The meter room has a work bench in it that you can use.

Please be aware the the condominium is not responsible for

any items stolen from these areas.

We are on a big campaign to clean up these common areas so anything in these common areas and rooms that is not marked with a name and unit number will be thrown out on December 1, 1983.

-Future projects discussed were:

1. covering the holes in the front top center of the building.
2. brick planters in front of the building.
3. removing the old water storage tank as it is covered with a very dangerous material asbestos which has broken and is flying around the boiler room. we should have it removed and the boiler room cleaned up.

-There is a big concern about people not paying their maintenance fees. In such a small condominium as we have it is very important to keep current on your monthly maintenance fees. It is a responsibility all of us as homeowners owe to the building and most of us are very good about paying them. There a few owners who are quite delinquent and you aren't being fair to those of us who do pay. If this continues to be a problem, we are going to have to come up with some new legal ways to handle it such as late fees, letters, liens, etc. So, those of you who owe any money to the association, please pay up.

-A new Board of Directors was elected. They are:

Marilyn Pedersen
Nyle Stevens
Jim Kressbach
Bill Marler and Connie Rocker

Budget

Projected 1983		Actual 1983	Proposed 1984
Cleaning	600	470	600
Heat	4600	3773	4200
Insurance	2400	1623	1750
Lts, phone	800	725	800
Maintenance	300	337	375
Management	1200	1200	1200
Metro	1600	1402	1550
Repairs	900	581	625
Misc.	100	120	150
Total	12,500	10,231	11,250

Income 12 months @ 1220 per month	14,640
Less projected expenses	<u>11,250</u>
Proposed Reserves for 1984	<u>3,390</u>