

Minutes: The Gayle Condo Association Meeting, November 6, 1986

In attendance:

Eliane Guillot
George Lund
Marilyn Pedersen
Keith Perez
Robert Peterson
Connie Rocker

Lack of Quorum

Since there was not a quorum at the meeting, we were not able to vote on capital budget items or on the election of the Board of Directors. You will find a ballot attached with these items on it. Please complete it, fold and staple it, and either drop it by or send it to Marilyn Pedersen. You will find the address on the back.

Late Association Dues

Income Statement

Connie Rocker reported on 1986's expenses and net income, and on the proposed expense and capital budgets for 1987. The details are attached.

We did not see as much income this year as we had budgeted. This was directly related to delinquent Association dues. In our bylaws we already have the provision for a late payment charge. We will start enforcing the 10% charge after a 2 month delinquency.

Connie recommended that we *not* spend the \$3700 we originally budgeted for plumbing repairs on the west side of the building and postpone it until 1988. She further recommended that our only major expense in 1987 be the scheduled repair to the roof, if that is required. The plumbing repair this year was estimated at \$8000 and actually cost about \$14,000, which lowered our reserve considerably.

A motion was made and seconded to delay the plumbing repairs until 1987.

Management

We reviewed the building management and agreed that the Board of Directors would continue to share this responsibility.

Board Elections

The following members were nominated for election to the Board:

Eliane Guillot
George Lund
Marilyn Pedersen
Ron Goff

New Business

Since our reserve monies are less than planned we agreed to postpone the replacement of the mailboxes until 1988. We will discuss it again at the next yearly meeting.

Eliane asked if anyone was interested in pursuing making our neighborhood a restricted parking zone. This would limit parking to 2 hours for non-residents. Residents would be identified by parking stickers. During the discussion, we guessed that our neighborhood would not qualify as it was thought that there needed to be 80% residents and 20% non-residents, and we think there are more residents; however, Eliane will get additional information. She will also investigate the city's regulations on using the alley as a loading zone: individual cars have been ticketed for this, and it seems unreasonable.

We discussed Ron Goff's request to have the heat turned on earlier in the morning. Since the pipes make noise and since extra hours of heat mean it costs more, we decided to include this request in the mail vote.

The Board will get an estimate on the cost to replace the back door. If it can be done for a reasonable amount, we will do it; however, it may require that the entire frame be replaced.

Attachments

Ballot: November 6, 1986 Meeting, The Gayle Condo Association

Capital Budget

It was moved and seconded that we postpone the plumbing repair of the west side of the building, budgeted originally at \$3700, until 1988.

Are you in favor?

Yes ()

No ()

Board of Directors

Please vote for *three*:

Eliane Guillot ()

George Lund ()

Marilyn Pedersen ()

Ron Goff ()

Heating Time Change

A proposal was made to move the time the heat comes on in the morning to 5 AM (from 6 AM). This would mean earlier pipe noise and an additional hour's heating expense.

Do you wish the heat to be turned on at 5 AM?

Yes ()

No ()

Please complete the ballot, fold it so the address is on the outside, and return it to Marilyn Pedersen by November 30, 1986.