

Board Meeting

July 7, 1990

Karen and Tom Nychay
Matt Perrett
Bob Petersen

The board of The Gayle Condominium Association called a meeting on July 7th, 1990.

Issues Discussed:

New President Karen and Tom Nychay, who are serving as co-presidents, are selling their unit. Bob Petersen has agreed to serve as interim president until a new president is elected at the annual meeting in November.

Insurance Matt Perrett brought up the issue that the building may now be overinsured. Because we were notified in May that we were underinsured, we agreed to increase the value of the policy to \$1.4 million, according to the insurance agent's suggestion. Matt has agreed to contact Forbes Westar to ensure that the policy accurately reflects the value of the building.

Structural A structural inspection was done by the person who is purchasing unit #304. The inspector found that the building was in very good shape but suggested that the wood plugs which were put into the bricks on the upper front part of the building should be removed and the brick around the area repaired. The current situation will cause accelerated aging of the brick.

Cleaning Justin Kelley has decided to quit cleaning the building. Matt Perrett has asked to be able to take over in Justin's place at the same compensation that Justin was making (\$80 per month). It was agreed that Matt would take over the job with the same duties that Justin had been contracted to do. If there are any questions or

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suggestions regarding the cleaning, please contact Matt in unit # 103 or one of the other board members.

Light Bulbs

Previously, each board member had the responsibility of replacing light bulbs for a certain floor. (Matt-first floor, Suzanne-second floor, Karen and Tom-basement and third floor) Matt has agreed to take on the responsibility for replacing the bulbs as part of the cleaning duties.

Gardening

Karen Nychay has agreed to contact the gardener to clarify what is being done on a regular basis and what needs to be done in the future.


Homeowner's
Dues

Karen and Tom suggest that the statement of homeowner's dues paid, which is sent to us each month by David Mezistrano's office, be distributed to each unit owner. Matt Parrett disagrees with this. He feels that this information is confidential. The bylaws state that "Each apartment owner and each mortgagee of an apartment shall be permitted to examine the books of account of the Association at all reasonable times on business days, but not more often than once each month." As it stands, information regarding who owes what for homeowner's dues is given out only upon request.

Front Stairs

Bob Peterson has agreed to make a trip to the store to purchase paint. Karen and Tom have agreed to take on the task of painting the front stairs.

A reminder: each unit owner *must* notify the Board upon sale, rental, or lease of any apartment. Also, when paying homeowner's dues be sure to include your unit number on the check, so that it gets credited to the correct unit.


Karen Nychay
