

## Gayle Condominium Association

(Sorry for the delay in getting out the meeting minutes... I have been travelling quite a bit lately for my job. --Inga)

**Attendees:** Pieter Van Tol  
Clay Whatley  
Matt Perret  
Jeannie Badley (Adams)  
Bob Peterson  
Inga Boles

**Annual Meeting Date:** 2-17-93

One of the greatest topics of discussion was the late fees (homeowners dues)....

\* Fannie Mae: Fannie Mae requires that less than 10% of the units in a condominium building not be delinquent in homeowner's dues.

\* 60 day clause: Paragraph 11.3 of the Gayle Condominium Association Bylaws state that (the following text is not a direct quote, but you'll get the idea) if anyone is more than 60 days late, then the association can notify their lender/"mortgagee." It was determined at this annual meeting that the association would allow some time period (60 days) for owners to catch up on/clear arrears before we would begin enforcing. Refer also to the attached letter regarding same.

\* Communication: It was recognized that Eliane Buillot (Owner of #301) contacted the association's Treasurer (Pieter Van Tol). One of the items of concern was the 15% late fee policy/calculation change (a letter was sent to all owners several months ago). She thought that the change was due to/influenced by one of the board members, Inga Boles (Owner of #304), who was significantly delinquent. While it is true that Inga was significantly delinquent (due in large part to an unforeseen dependent coming to live with her and no time to financially adjust), because she had originally agreed to the initial late fee charge, she also planned to abide by it. Matt Roller (Owner of #104) was also significantly delinquent and said that he would not pay the late fees as structured... this is what prompted the action. According to the association's Bylaws, only 2/3 of the board need to approve of such changes. In November, Inga Boles contacted the Treasurer in the hall of the building and notified him that she was now in a situation to pay all of her late fees in full (based on the original calculations). The President (Clay Whatley) and Treasurer (Pieter Van Tol) voted to change how the calculation was made and effectively wipe out a portion of past due fees for all owners. The Treasurer told her that she should wait because the fees were being recalculated for all owners and a letter to owners would be sent explaining the changes.

\* Statements: Several attendees agreed that the monthly notices/statements sent to owners were somewhat confusing and would be best if were in a form that could be included with their other monthly bills to facilitate timely payment. The attendees also agreed that separate statements for each owner would be included with the balance sheet and would state information to the effect of "Balance Due" and "Due Date."

Regarding the care of the building...all of our's Home...

\* Water Damage: Jeannie Badley (Adams, Owner #204) submitted to the board a bid to repair and waterproof the landing between the second and third floors on the back stairwell. A "patch" was done a year or so ago. Those present agreed that this was a necessary item to repair. Pieter

recommended that at least one other estimate be obtained. [A note: Since the meeting and prior to the minutes being published, the repairs have been completed. Thanks Jeannie!]

\* Carriage (outside/front of building) Lights: These lights were broken long ago and the wiring may have suffered damage due to mother nature (rain, etc). Matt Perret agreed to get bids for repairing/replacing the lights. [A note: Since the meeting and prior to the minutes being published, the repairs have been completed. Thanks Matt!]

\* Skylight (3rd floor stairwell): Bob was concerned that the peeling paint around the skylight was due to a leak. Although the paint should probably be fixed, due to the way the skylight is constructed it is impossible that the peeling is due to a leak. Instead, it is due to the heat/sun that comes through the light.

\* Boiler Room/the Gas Company: Pieter said that the gas company stated that the boiler room should not be closed off because it is creating a vacuum. They suggested that we take out a window and put bars on it. No specific action assigned.

\* Storage Area: The common storage area is in the basement (the one with the combination lock) is getting very cluttered... (could be dangerous?) Clay said that he would send out a memo requesting that everyone's stuff be cleared out or moved into their personal locker, otherwise it would be dumped.

\* "Walking Meeting": Clay suggested that a "walking meeting" be held to see and suggest general repairs that should be made to the building.

#### General business...


\* Election of the Board:

- \*\* Treasurer: Sorry, Pieter, you've got one more year (a total two year term)
- \*\* Secretary: Inga volunteered to remain in that position.
- \*\* President: Jeannie Badley (Adams) was nominated, voted in, and agreed to be our new President (a two year term). Thanks Clay for all of your work over the last two years. [A note: Clay said that he would resume the position if it became too much for Jeannie to handle]

\* Quarterly Meetings?: It was suggested that something more frequent than annual meeting be held. This should facilitate "assigned projects" being completed more timely and new ones being selected. The next meeting will be in the May-ish timeframe. (Pieter will not be available in June/July).

Well, that sums up this years meeting. Again, sorry for the delay. Should you have any questions about the minutes, please contact Inga at (206) 329-2290... leave a message if she is not there.

Have a great day... and summer!!!

  
Inga Botes  
Secretary,  
Gayle Condominium Association

Phone list / addresses of owners  
and board members