

Number Two Board Meeting July 3, 2004 10:45AM

The Board met immediately after the annual meeting. The Board is composed of Don Wolfe, President, Sam Howard, Treasurer, Don Angell, Connie Feller, Bob Hill, Jim Willis, and new member Jerry Binder, secretary.

Lynn Watts was present as chairman of the Landscape committee.

Homeowners Insurance: The Board wants to re-emphasize to the owners the need to have liability insurance and personal property insurance on their condos. The cover page of the Owners insurance policy needs to be copied and sent to the Homeowners association, no later than January 31, of each year. That is correct the policy cover page needs to be sent in every year. If you have not already sent in the cover page, and 75% of us have not please do so with your next dues payment. The lack of compliance with this issue may force the Board to invoke that section of the rules and regulations that says, "Fines will be levied against Owners by the Board of Directors for any infractions of these Rules and Regulations caused by an owner or renter. Violations of these rules and Regulations are subject to a \$50.00 fine, payable within 30 days of notification. The Board will notify the owner and allow a reasonable time for correction. Continued noncompliance will result in an additional \$10.00 per day fine until corrected." Consideration is being given to changing the Bylaws to clearly state owners must have liability and personal property insurance. This issue is very important. The Homeowners Associations insurance covering some \$14 million in buildings and property may well be compromised if we cannot prove to our insurer all our members are in compliance.

Awnings: Wendall and Margie Vaughn, 1310, Westwood Lane, have requested permission to place a retractable awning over their deck to shade it from the sun. Bill Wise is to check the quality of the company making the unit and the installation along with the color. Vaughns are to assume all liability for any damage the awning may do to the building. With these provisions the Board approved the request.

Westwood Terrace: Connie Feller will be arranging meeting time with their Board of Directors to discuss the roadside sign for Westwood. Also to be discussed is their unauthorized use of our dumpsters, and the use of our meeting room for their Board.

Submitted by Secretary Jerry Binder