

BOARD OF DIRECTORS MEETING
PINE RUN CONDOMINIUM ASSOCIATION, INC.
Thursday, December 16, 2014
4:00PM Pine Run Club House
AGENDA

- I. Call the Meeting to Order.**
- II. Determination of Quorum.**
- III. Proof of Notice of Meeting.**
- IV. Resignations and Appointments.**
- V. Approval of Minutes of November 20, 2014**
- VI. BOARD REPORTS**
- VII. OLD BUSINESS**
 - a) Policy regarding keys to Club House continued**
 - b) Grandelli (unit 113) storage request**
 - c) Discussion of Rules and Regulations Revisions continued**
- VIII. NEW BUSINESS**
- IX. PUBLIC COMMENT**
- X. ADJOURNMENT**

**MINUTES OF THE MEETING
BOARD OF DIRECTORS
PINE RUN ASSOCIATION, INC.
TUESDAY, DECEMBER 16, 2014
4:00 P. M.**

Present: Pat Foley, President, Keenie Bugenhagen, Vice President, Peter Campanelli, Secretary, Tom Foley, Kip Kellogg and Kathleen Koski, Directors, Jim Kraut for Management and owners in the audience.

The meeting was called to order by the President, Pat Foley, at 4:06 P.M. in the Clubhouse, a quorum being present. Proof of Notice of Meeting was given with Notice and Agenda mailed at least 48 hours in advance. All motions at this meeting were unanimously passed with all Directors present voting in favor of the motion, unless otherwise noted.

Resignations and Appointments: MOTION was made by Keenie Bugenhagen and seconded by Tom Foley to appoint Owen Hodge to fill the remaining term of Shelley Wheeler, on the Board of Directors, and as Association Treasurer.

MOTION PASSED.

Reading/Approval of Minutes of the Board of Directors Meeting of November 20, 2014:
Deferred until the January 22, 2015, Board meeting.

BOARD REPORTS

Maintenance: Tom Foley read his report, which is attached and made a part of these original minutes.

MOTION was made by Peter Campanelli and seconded by Keenie Bugenhagen to approve up to \$1,500 for the purchase of 25 composite car stops.

MOTION PASSED.

MOTION was made by Kip Kellogg and seconded by Peter Campanelli to purchase and install a pushbutton lock on the fitness room door. The code for the lock will be mailed to all owners with the second notice of the 2015 annual meeting.

MOTION PASSED.

Secretary: Peter Campanelli reported that he will put a list of the new owners for 2014 in the January 2015 newsletter.

Vice President: Keenie Bugenhagen reported that the front and side yards but no back yards have been fertilized. The goal is to fertilize all areas and additional fertilization bids will be solicited to do the complete job.

Directors: Kate Koski: No report.

Directors: Kip Kellogg: Mr. Kellogg will present a long term plan for the fitness room equipment at the January Board meeting.

President: Pat Foley reported that 1). She will again begin contacting the Verizon representatives about wifi access in the clubhouse, after the holidays. 2). The billing of electric expenses for the small pool and recreation pool heater were inadvertently switched some years ago and will be corrected for the 2015 budget year.

UNFINISHED BUSINESS:

- a. Policy Regarding Keys to Clubhouse, Continued: Covered.
- b. Grandelli(Unit # 113) Storage Request: MOTION was made by Kate Koski and seconded by Kip Kellogg to defer approval or denial of the carport storage request until the January 22, 2015 Board meeting.

MOTION PASSED.

- c. Discussion of Revisions to Rules and Regulations Revisions, Continued: The Board reviewed draft additions to the current parking regulations. The Board will have a rules and regulations workshop on January 5, 2015, from 1:00 – 3:00 P. M., in the clubhouse.

NEW BUSINESS: None.

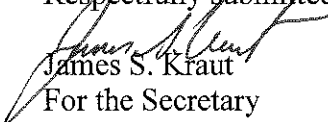
OWNER COMMENTS: 1). Do owners with a middle parking space in a carport have a place to park their bikes?

MOTION was made by Kate Koski and seconded by Tom Foley that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned at 5:55 P. M. The next scheduled meeting of the Board will be held on Thursday, January 22, 2015, at 8:30 A. M. in the clubhouse.

Respectfully submitted,


James S. Kraut
For the Secretary

Maintenance Report 12/16/2014

- ✂ Dry-wall replacement due to waste line repair has been completed in units 109, 128, 216, and 706, been completed.
- ✂ The tree between the carport and Building E has been removed. We were sad about it until we learned that there was significant rot at the upper end of it. Our crew leveled the paving that the tree had heaved up and there is no longer a tripping potential. The landscape committee now has to devise a plan to beautify that part of the courtyard laid bare by the removal.
- ✂ We have identified some parking bumpers that are made of a polymer material that is the same color all the way through. They are lighter and more impact resistant than cement. They are anchored using the same rebar that we use with cement and they never need painting. I would like the Board to approve the purchase of twenty five of these for a price not to exceed \$1500. I need a motion to that effect.
- ✂ I have not heard back from the keyless entry company that I spoke to about the door locks for the clubroom, fitness room and shower rooms. My initial query did not fill me with optimism, however. They run about \$1500/door plus installation for devices that have the capability of remote monitoring. I will keep the Board informed as I gather more info.
- ✂ Roof, deck, and rail repair in unit 362 is taking place. This unit was rented for a long while. Deck maintenance which is the responsibility of the owner suffered as a result. If we do not observe that maintenance taking place subsequent deck repair due to the rot that results will be her responsibility. Does the BOD wish to send a letter to that effect.
- ✂ The entrance lights and a light around the corner from the entrance have been replaced with new high intensity fixtures.
- ✂ Rick and I met with Keith Hagen concerning the clubhouse rehab project. He will pull the permits and advise our crew during that work. We have scoured the archives for any building plans and come up dry. Keith has drawn up a schematic to serve as a plan as we proceed. The problem with that is that there are some indications that the original construction had some peculiar aspects to it. For instance, the main support beams at the entrance under the archway and over on the maintenance room side have very substantial fascia boards bolted to them. We do not know if they are bolted into wood or steel. In other words as we open things up we may find that this is a can of worms. We know, for sure, that it isn't caviar. Keep your fingers crossed.