

VANGUARD LOFTS CONDOMINIUM ASSOCIATION  
Board of Managers' Meeting  
August 30, 2005

*Official*  
*12/6/05*  
*L. W.*

Informal owners' forum brought up the following items:

- Baseboard in front vestibule needs refinishing. Management company will check.
  - The grass in the parkways is terrible. City code and cost to replace with cement will be checked out.
  - The new paint makes the hallways appear dark. Once the carpet is installed, this issue will be revisited.
  - Minutes of an earlier meeting indicate that AC units on roof were to be marked. Management says that there is no way to tell which AC belongs to which unit other than having someone stand near the AC and someone else turn the unit on in the condo. The suggestion was made that owners, when they have the units serviced, mark theirs, noting that putting the mark under the fuse cover is a more permanent mark.
  - Elevator breakdowns should be reported to First Properties, even outside of business hours. Even when they are reported on weekends, if one elevator is still working repairs sometimes are not ordered until Monday as a cost saving measure.
1. Meeting was called to order at 7:23 PM. Board members present: Mary Deskovich (614), Thomas Kitka (709), and Derek Lane (305). Owners present: Ruthie Brown (310), Chris Clare (411), Liz Forman (608), Ed Kurek (312), Linda Jones (403), Rob Paffel (713), Corina Rodriguez (515). Present from First Properties: Mike Rutkowski, Donna Wlezien.
  2. The minutes from the last meeting were approved as presented.
  3. Management presented treasury report through July 2005 showing an operating account balance of \$-6,043.25, a reserve balance of \$143,307.00. The normal transfer out of reserves was made and unusual income was \$10,082.78. Five owner are behind on assessment payments. 91% of units are owner occupied and no moves in or out are pending.
  4. Repairs were made to the blower on the common A/C unit, the elevator, the parapet damaged by lightening, several common doors and the camera in the garage. Exposed pipes in all the halls were washed prior to painting. Fire alarms were tested.
  5. The vacant Board position had been advertised. One owner expressed interest but had not yet been interviewed. It was agreed to wait until the annual owners' meeting in November to fill this vacancy at the same time the regular election is held.
  6. The leak in the garage roof is being repaired.
  7. The painters left paint to facilitate touch ups when needed.
  8. Carpet should be installed by the end of September.
  9. Two parking spots, owned by the association are for rent. No one has shown interest. In the meantime, cars parked without authorization will be warned and towed if necessary and signs posted indicating the spots are reserved.
  0. The Board approved the installation of a key on the gate from the deck parking to Gladys Ave.
  1. Meeting adjourned at 7:3PM