

Meeting of Chateau Acadian Board of Directors

Owner's Lounge

Saturday, October 25, 2008

8:00 A.M.

Present: Andrew Pollock, Paul Johnson, Jim Shear, Dennis Minchow and John Crowell

Not Present: Harold Golz

The meeting was called to order at 8:02 A.M.

Owners Forum: Notice of the meeting was posted on the website; no owners, other than Board members, were present.

Minutes: The minutes of the May 10th, July 11th and 12th, 2008 Board meetings were approved as written.

Financial Report John Crowell summarized the financial report as follows:
September 30, 2008 close report reported \$13,124.57 in Operating and \$36,858.38 in the Reserve Account.

September 30, 2008 P & L states that we are \$2,465.88 over budget in Operating expenses. Areas of extra expense are Owners Lounge Blinds (\$756), Hot Tub repair and supply(\$322), Radon Testing(\$150), new chairs for the use of owners(\$810), dead tree removal(\$1,270), new jets for hot tubs(\$1,081), drywall repairs to unit 104(\$1,200). Also note that the overage is recovering as we were over budget by \$3,500 in May.

Paul Johnson moved to accept the financial report. The motion was seconded and the motion passed.

Manager's Report John Crowell gave the following managing agents report:

Completed items:

- Roof inspection/caulking
- Snow plow contractor selected
- Winterization of water lines
- Dead tree removal
- Drywall repairs in units 104 and 114
- New parking lot signage installed
- Crack fill/seal parking lot completed
- Front sign freshly painted
- Entry steps and rails stained
- Front gutters cleared and adjusted not to leak
- CFL's(light bulbs) installed on all unit lower decks

Report/Discussion Items

Roof snow removal

Tree planting/purchasing (to be done in spring of 2009)

Andrew moved to renegotiate management fee to reflect a two year deal. The motion was seconded and the motion passed.

Interest in stump removal was expressed by Dennis Minchow. It was stated by John Crowell that Kevin Lovett would be informed of the request. Bids pending.

Next Meeting Date/ Adjournment

The next Board meeting was scheduled for 8:00 AM on Saturday Dec 13, 2008 to be held in the Chateau Acadian Owners lounge.

At 9:24am Dennis Minchow moved to adjourn. The motion is seconded and the motion passed.