

POINTE SOUTH MOUNTAIN RESIDENTIAL ASSOCIATION
BOARD OF DIRECTORS SPECIAL MEETING
City Property Management Company

Meeting Minutes of April 6, 2004

Directors present: Fred Huff, President
Sunny Lee, Vice President
Dave Harp, Treasurer
Kay Hatch, Secretary
Frank Frangul
Mike Harris

Directors absent: Jane Karkosky

City Property Management Company: Renee Gordon, Association Administrator
Patty Garman, Senior Manager

Recording Secretary: Renee Gordon

Guest Speaker: J.P. Perry, Rooftop Consultants

CALL TO ORDER

The meeting was called to order at 6:05 p.m.

RESOLVED

Kay Hatch made a motion, seconded by Dave Harp, that the following resolution be adopted:

RESOLVED to hire J.P. Perry to oversee the roofing bids and sign off on their work. J.P. Perry will write the specs for the work that needs to be done by 4-16-2004. Roofing bids will be back for Board to review by 5-2-2004. A timeline will be built in the spec with a per diem. Perry will check background, references, and insurance. J.P. Perry's consultant fee is \$450.00.

The motion was carried unanimously.

Frank Frangul made a motion, seconded by Kay Hatch, that the following resolution be adopted:

RESOLVED to accept four Competitive Roofing Bids to repair four leaky roofs (8445 48th for \$526, 4809 Euclid for \$526, 4936 Siesta for \$594, and 4830 Winston for \$986) that can be repaired for a total of \$2632 without replacement.

The motion was carried unanimously.

Dave Harp made a motion, seconded by Kay Hatch, that the following resolution be adopted:

RESOLVED to approve up to \$800.00 per roof to repair the following 5 leaking roofs: 8829 51st, 8801 51st, 4805 Euclid, 5019 Siesta, and 8841-3 S. 48th Street. Within two weeks the four most leaky roofs will be completed. The roofs that are not under warranty to be done ASAP.

The motion was carried unanimously.

Frank Frangul made a motion, seconded by Sunny Lee, that the following resolution be adopted:

RESOLVED to have American Handyman bid on the interior repair of 4936-2 E. Siesta Drive.

The motion was carried by a majority vote with Dave Harp, Sunny Lee, Fred Huff, and Frank Frangul voting yes. Kay Hatch voted no and Mike Harris abstained.

Sunny Lee made a motion, seconded by Dave Harp, that the following resolution be adopted:

RESOLVED to have SPI contacted to perform warranty work and interior damage repairs with J.P. Perry supervising the work. J.P. Perry will check each roof at \$35.00 per roof.

The motion was carried unanimously.

ADJOURNMENT

There being no further matters to discuss, the Board of Directors adjourned the meeting at 7:25 p.m.