

**Half Moon Bay Condominium Association
Spring Meeting Minutes
April 30, 2011**

Owners present:

Dell Sauter -Unit 21

Gary Vroman -Unit 18

Larry & Jean Zimmerman –Unit 9

Becky Iwan –Unit 8

Ron & Judy Berg –Unit 20

Pat McCarthy –Unit 16

Mariann & Bob Gorman –Unit 12

Doug Bruha –Unit 4

Phil Pardun –Unit 3

Others present:

Kris Reed –Tentant of Unit 3

Michaele Korbein –Office Administrator

Meeting Agenda:

President Larry Zimmerman welcomed everyone to the meeting at 8:05 a.m.

Review 2010 Budget and Reserve Items

Board member Doug Bruha reviewed the financial reports for 2010, as handed out. Specifically noted were the major expenses associated with grinder pumps, roofing replacement, roof cleaning, well #1, seal coating, and marking for natural gas. He also noted the warranty roofing claim we received and the year-end Reserve amount.

Review 2011 Expenses and budget to date

Doug also reviewed the 2011 budget and expenses to date, as shown in the handout.

Buildings Repair/Maintenance/Trim Painting/Window Issues

Birds are damaging the wood trim around doors and windows, along with the wood on mailbox gazebo. Mike Laffredi, our handyman, has replaced some wood that was badly damaged. He and Larry have been looking at possible replacement trim for any board damaged from here on. They have also been looking at methods of scaring away the birds.

Ron Berg noted that a piece of siding trim is broken and needs to be repaired. Gary Vroman reported the siding on the garage where pieces has opened up and should be adjusted to close/overlap the pieces, and other overlaps on other garages should be checked

Grinder Pumps -Reminders

Penn/Sauter's –grinder pump alarm still needs to be re-hooked up from when it was worked on last year.

Owners should also be reminded on the Use/Care of Grinder Pump sheet that each unit was given.

It was noted that Bob Gorman was at that moment waiting for A&M Plumbing to arrive to take care of a grinder pump issue in their building that happened this morning.

Preventative maintenance was discussed. It was noted that catching any issue early is key in keeping repair costs down. There is a check for voltage that A&M Plumbing can do that can give us an indication of pump health that we may want to consider having done.

Wells

Owners are reminded to turn off water at their shutoff when gone to help avoid leaks –not just from frozen pipes from winter.

Heat Alarms

There is nothing new to report on the heat alarm system. The move made to the sensor in Penn's unit last year was good, as we haven't had any more issues with the system not receiving its signal from that sensor.

Landscaping –No dumping brush

The brush piles created last year when we had trees cut down seem to mysteriously be growing this spring. Someone seems to be dumping additional brush on the piles. Now, if the Condos have any brush we wish to dispose of, Pete Simon can haul it to the Germantown brush dump as long as we get the Town Chairman's approval.

Several items will need to be addressed this year. The lawns will need to be fixed up from Alliant's work last October and November. There is a stump in Berg's landscaping that needs to be removed. There are also shrubs by Stumpf's and by Hince's that may need removal and possible replacing because of snow and ice damage of this past winter. The lawn sprinklers may also need some work, depending on if Alliant had cut through any of them in their work.

View Sheds

Doug Bruha made a motion, seconded by Ron Berg, to have Jim Kaiser take care of cutting and maintaining the view sheds as approved by Darrin Johnson of WRPCO. On a voice vote, all were in favor.

Pest Control –who and when and cost

Discussed were pros and cons of having our handyman do pest control, versus Schumer Carver or another company, because of concerns over the quality of work Schumer Carver was giving us. The general thought was to stay with someone who already knows what we have done, but just call them to explain our expectations clearly and have them slow down to do a more thorough job. A list of areas we expect to be sprayed for insects was made that included: exteriors and interiors of garages, exteriors of condos, interiors of condos (several opted not to do for health concerns), crawl spaces, and sidewalks, plus checking and setting bait in the crawl spaces for rodent control. Phil Pardun volunteered to make the call and get back to Michaela Korbein on this so she can schedule this, get a cost, and e-mail everyone. (The following week Michaela found the cost would remain the same at \$100/unit, the week scheduled would be May 23-27 as weather permits, and she will e-mail this to everyone.)

Candidate Requests –four (4) open board positions in July

Elections will be held in July at the annual meeting for four Condominium Board positions. Anyone interested in being a candidate should contact a current Board member or our Office Administrator.

Annual Meeting/Elections -Reminders

The Half Moon Bay Condominium Association Annual Meeting is scheduled for July 30, 2011 at 8:00 a.m. (Note: The Condo Board will meet just prior to that, at 7:00 a.m. that morning.)

Other Condo Business

Gary Vroman and others would like to limit the number of renters. The concern is that owners may not be able to sell their units if the percentage of those being rented is too great, as then banks won't give buyers a mortgage. Several owners have provided copies of their home bylaws to the Board for examples to assist the Board. Mariann Gorman said the Condos may need to get a lawyer to help them with this. There was also discussion on the minimum length of a lease, which in the by-laws says no less than 30 days and not for transient reasons. Mariann volunteered to contact Kim Connors regarding the occupancy bankers are currently looking at in making a loan. (In a telephone call Mariann made to Kim the following week, Kim indicated that the 80/20 rule applies. Therefore, if that is applied to HMB with 22 units, 4.4 units could be rented.)

On another issue, owners would like to be notified of when both the Open Book and the Board of Review will be held. Michaela will find out and e-mail owners.

Meeting adjourned at 9:30 a.m.