



ASHBURY
CONDOMINIUMS

**Homeowners
Meeting Minutes**
Year: 2011

Final

Ashbury Owners Association, Board of Director's Meeting

January 27, 2011

Present: Sheila McLaren, President; Diane Calvert, Treasurer; Laura Matthews, Secretary; Don Carden, Copeland Group Property Manager; Baxter and Michael from Lifestyles Landscapes; Doug Beeman Unit 409 and Sarah Williams Unit 404

Meeting was opened at 7 pm in Unit 209

Homeowner/Resident Concerns: One homeowner spoke to the noise coming from the alley of people's voices.

Approval of Minutes: Approval of the minutes of the last meeting were approved as e-mailed.

Treasurer's Report: Special Assessment Core: \$ 42,211.46

Core Operating	\$ 3,080.58
Replacement Reserves	\$200,069.31
Total	\$245,361.35

Roof Deck update: Work will begin shortly when weather is a bit more favorable. Baxter and Michael from Lifestyles reviewed changes that had been made as a result of permitting process. Drawings were reviewed by the Board and approved

Water Heater Replacement: Due to the fact that there is no uniformity to any one water heater installation in the building, it is not possible to have a bid from Benla. Each homeowner will be responsible for replacing their own water heater.

Smoke Alarms: Board discussed getting pricing to replace all smoke alarms in the building and bill individual homeowners. Don will check resources and advise.

Lobby Tile repair will take place on February 2nd.

Scratched glass on front doors: Don advised that there is a possibility of the glass people being able to buff the scratches out rather than going to the expense of replacing.

Annual Meeting Date: April 12th at 7 pm; Don will reserve a room at the church. Open position (One) was discussed.

Parking on the gravel to the south of the building : Don will be advising homeowners that the parking lot does not belong to the Ashbury and residents may be required to keep their cars out of that area at all times.

Front door planters are in process. It is still a bit too early to purchase new plantings .

Next meeting date: March 24th at 7 pm in Unit 209

Meeting adjourned.

Diane Calvert

Secretary ProTem

Final

Ashbury Homeowners Association Meeting
Board of Directors Meeting
March 24, 2011

Present: Sheila McLaren, President; Diane Calvert, Treasurer; Laura Matthews, Secretary; Don Carden, Copeland Group Property Manager Sarah Williams Unit 404 Rick Lin 207

Meeting was opened at 7 pm in Unit 209

Homeowner/Resident Concerns: none

Approval of Minutes: Approval of the minutes of the last meeting were approved as e-mailed.

Treasurer's Report:

Special Assessment Core:	\$ 5,345.93
Core Operating	\$ 9,680.91
Replacement Reserves	\$ 208,129.60
Total	\$ 223,156.44

Roof deck is moving along smoothly, should be done by the end of April.

Water heater replacement letter is approved and will be sent.

Smoke alarms to be replaced in January 2012 through the budget.

We are going to wait on locking the garbage barn.

Next weekend Sheila and Diane are going shopping for plants. Pronto will plant them.

Residents need reminders to keep their items in their lockers in the garage.

Deck furniture? We'll plan on buying it after the deck is finished.

Annual meeting is potentially April 25th.

Meeting adjourned. 7:30

Final
The Ashbury Condominium
Annual Homeowners Meeting
April 22nd 2011

The meeting was called to order at 7:00pm in the Fine Hall meeting room.

Present

Board Members

Sheila McLaren (President); Diane Calvert (Treasurer); Laura Matthews (Secretary) and Don Carden The Copeland Group, LLC (Property Manager)

Home Owners

101, 102, 202, 205, 206, 207, 209, 210, 302, 303, 304, 305, 402, 404, 405, 406, 407, 409

Approval of Previous Years Minutes

Minutes of the Annual Meeting of The Ashbury Homeowner's Association of April 22, 2010 were approved as presented. MSP

Treasurer's Report - Current as of the 31st of March 2011

Special Assessment Core:	\$9,371.93
Operating Account:	\$4,539.85
Replacement Reserves Account:	\$151,832.17
Total Checking/Savings:	\$165,743.95

Election of one director

There is an opening on the board for the Board Secretary position. -

Nominations: Sarah Williams

Sarah Williams was approved to replace Laura as Secretary, three year term.

IRS Resolution

Motion was made to roll excess funds into the following year's budget. MSP

New Business

Safety

Personal and building safety, do not let people follow you in.

Water Heaters

Reminder it's time to replace your water heater.

Smoke Alarms

In the budget to replace in 2012

Water Issue

Leak in the garage, trying to identify cause and resolve.

Deck Update

Only a few more steps, hoping to open by Memorial Day weekend.

- Discussed proposed rules for the rooftop deck
 - No BBQ's
 - No pets

Garbage Barn

Working with the city to get a combination lock. Need to send out a how to compost note.

Homeowner issues

Wanting to follow rules on installing hardwood floors. How many units are rented? 16 Have there been any problems with getting financing to purchase the units in our building? Not that we are aware of.

There being no further business, the meeting was adjourned at 7:37pm.

Respectfully submitted,

Laura Matthews

Secretary Ashbury Homeowner's Association Board Secretary

Final

Ashbury Homeowners Association Meeting

Board of Directors Meeting

September 13th 2011

Walkthrough building notes

Fountain maintenance: water in fountain keeps running low, and floor is being discolored again.

Smoking: note in mail room, no one to contact in regards to note. Post note in mailroom about contacting neighbors about smoking, and/or emailing board if conflict not resolved.

Carpets: noted wear and stains, Don to contact cleaning company and setup appointment as soon possible. Replace carpet in elevator. Consider options.

House numbers: 105 fixed

Rooftop: light out on NW Triangle, two areas of smoking damage on floor of RTD (roof top deck). Want to attach Non-smoking sign in more permanent manner on RTD. Don to FU with Argus on a quarterly clean of the RTD.

Send out reminder to residents that we all own the rooftop deck and to keep it clean.

Garage: space 16, paint buckets. Space 7 wooden slats and other items. Don to set up general cleaning, and send notice to two residents about things stored in parking space. Light under space 16/17 needs replaced. Water leaking under pipe in garage, but not noticed now.

Meeting notes

Present: Sheila McLaren, President; Diane Calvert, Treasurer; Sarah Williams Secretary

Don Carden, Copeland Group Property Manager

Kaitlin unit 409, Akiko 208, Charlene 310

Fluorescent light: Across street on Dravus for sail business turns on at 7pm and is loud and bothersome. Recommend that homeowner talk to business owner and if unsuccessful, come back to board and board will contact business owner.

K9 Business: Concerned about k9 opening next door. Verify that they have their own trash can, that dogs will be on leash, and that noise be kept to reasonable volume, and within noise ordinance time. Board members will politely meet with business owner about these issues.

Update on leak: in commercial unit into our space: Argus will take photos of leaking space. Architect thinks it could be a leak in the cole joint along the slab and the wall. Photos will be taken next week sometime Sept 19-25. Should know what to do in the next 3-4 weeks, then will schedule the repairs depending on how significant the cost of the repair is. Don to FU.

Exiting the Alleyway:

Pulling out of alley is dangerous with the parking of the restaurant patrons next door at Thai fusion. Contact city to see if they can paint the curb back about 1 car length. Don to FU.

Special assessments: are ending, but people who pay via payment coupons have incorrect coupons and continue special assessments until the end of the year. These residents need to be notified that they should not pay the full amount on the stub. Don to FU.

Missing minutes: there are still multiple missing minutes on the website. Suggest board members to make stricter effort on maintaining board notes. Please post detailed agenda before the meeting so residents can know what will be discussed.

Communications: Request to include ashburycondos.com on all letters/communications with residents so they have a reminder that there is a web resource for them. We should have a consistent manner of communication to our residents, including letterhead etc. Currently not the quality that is expected of management company, or HOA assoc. Printed letter and email did not have date, or letterhead and could be confusing.

When implementing new rule and regs. Resident has proposal of a new forum for homeowners to reply before accepting new rules and regulations. Possibly send out a letter or an email that gives owners opportunity to responds before decision is made. The annual meeting agenda is not detailed enough to allow owners to understand what will be covered and how significant it may be to impacting their living space.

What units are currently renting: Don will FU with email.

Approval of last meeting minutes email Don to get treasures report for minutes from March, update minutes and post to website.

Treasurers report

Special assessment: \$12,283.66

Core operating: \$5,117.70

Replacement reserves: \$93,414.30

Total Reserves: \$111,482.96

Approx: \$ 7,000 over budget currently, expected to be close to the budget by end of year. Note to keep this in mind in the coming months.

City will be raising water rates 23% in the next 3-5 years.

Roof deck: almost all paid in full, motion to put balance from special assessment to be put back in reserve account.

Budget review: add smoke alarm replacements into next years budget

Maintenance list:

Deck cleaning will be added to list

Replace carpet in elevator with our leftover carpet Garage cleaning will be done in September.

House numbers fallen house numbers on 3rd floor. Check all numbers and repair loose ones

Front planters: Diane to remove pansies and put something new in. The irrigation system of the trees at the end of the sidewalk is not working well, perhaps needs to be repotted, along with the one near the ramp to the mail room door. Don to contact Hildago to repot plants and check on the watering system of the trees. Plants in the front need to be trimmed also.

Thai fusion: email has been sent by Don, have not heard a response from them yet, but it seems better this week. Keep our eyes peeled to make sure that trash etc. stays neat and tidy.

Homeless Guy: call the police! Sighted early mornings in the trash bin room, and in the garage ramp area.

Graffiti: cleaned up

Remind folks not to prop doors opens: let's send out the safety email again.

Year end rooftop deck party. Let's look into last week/weekend of sept. Thursday the 22nd 6-8pm, food and drink on deck. Send out evite, and email from copelandgrp with link to evite so RSVP. Sarah FU.

Next meeting date

7pm Nov 3rd - Budget meeting

7pm Dec 1st - budget ratification and board meeting

Final

Ashbury Homeowners Association Meeting

Board of Directors Meeting

December 15th 2011

In attendance

Don, Sheila, Diane, Sarah

New Business

Garage cleaning scheduled for 2nd week in Jan. Don will send notice to residents.

Parking spot purchase: not sure if this is a resident or not. Don to FU. If not a current resident we will remove sign.

Move to approve previous minutes –approved

Budget

\$18,545.66 - special assessment

\$6544.42 -core operating

\$105,230.23- replacement reserves

\$130,320.31-TOTAL

Question regarding special assessment on page 2, dollars over budget is -\$7,360.00. Is this due to outstanding dues? Don to look into.

Old business

Smoke detectors

1. Purchase Detectors - assoc. to pay for labor, owners to pay for detectors, Don will send residents notice that accounts will be charged an extra \$35 per detector.
2. Schedule installations with Argus, notify residents of date to be installed- ideally on a Saturday. Don to schedule

Water Leak

After thanksgiving there was water in the garage coming from over Charlene's parking spot, and also water coming from the area near electrical closet corner.

Maintenance list

Windows will be done in springtime
Clean garage ASAP week of Jan 12th best
Gutter, 2nd level decks to be cleaned in Jan

Call the church to make sure we can book the annual meeting here still

Parking Space Cleanup

Some spots have excess items in their parking spaces please send a notice to residents that they must clean up the items in their parking spots. Don to send a notice to residents

Garbage

Can we partner with the business owner across the alley to build a shelter for the garbage and recycle and then provide lock/access?

Don to call city again about recycle bin in the side parking lot.

Don to call Argus to remove the recycle bin, and recycling.

Don to call red barn owner about cleaning up the garbage bin

Leaves

Need to be cleaned up, contact red barn building owner to cleanup the leaves. Don to follow up.

Unit numbers

#307 number may still need to re hung.

Smoking and noise

Board has talked to business, and they have asked students to smoke at least 25feet from building

Internet

Building wide Internet, could it be cheaper? Don will do some research on this.

Motorcycle plugged into electricity in garage

We could leave note on the motorcycle that the electricity is not for individual consumption, only for the associate use, Sheila to send note.

External Water usage

Water is turned off, but resident is turning on to wash car, during winter.

Suggest send resident a note about improper water usage. Don to send note

Next meeting

February 28th, Tuesday, 7pm.