

PARADISE PINES TOWNHOME ASSOCIATION

Julie Boomer, Property Manager

April 8, 2010

Board members present: Bill Grimstead, President; Heather Walma, Vice-President; Carol Jensen, Secretary/Treasurer; Roberta Winn

Members present: Kathy Bergin and Zoe Roberts

The meeting was called to order at 6:02 and the minutes from October 8, 2009 were approved.

Financial Statement: Julie presented the Income and Expense Statement, January through April 8, 2010, showing income of \$26,343.87 with expenses of \$16,269.09. The Budget was reviewed, showing \$17,055.45 remaining for maintenance.

Delinquent Association Dues: Including the current month, 23 units for a total of \$8,037.00, without this month, 9 units totaling \$5,080.00.

Maintenance Review: Staircases need to be replaced at 550 and 554 B & C Manor Court. Julie has a bid from Jon Fraley. Will meet with Randy Walbye for possible maintenance work for Paradise Pines. Carl Anderson will work for \$35 an hour by contract. There is a need for a maintenance person under contract with Paradise Pines. The association has an average of \$2,633.00 per month to spend on maintenance.

New business discussed:

1. The cost of cleaning dryer vents
2. Business loan for replacing decks with Trex is not available
3. Painting – will finish 6 year schedule and call for bids
4. Gutters – clean in late May or early June
5. Paving – get an estimate from John Hurley, Hurley Asphalt
6. Windows – figure out a policy to wash windows, ask for bids
7. Chimneys – clean the end of April or beginning of May

Adjourned 7:25

Respectfully submitted,

Carol Jensen, Secretary