

West Village Condominium Association, Inc.

Meeting of the Executive Board

April 28, 2015

AGENDA

1. **Call to Order.** The meeting was called to order at 6:05 p.m.
2. **Roll Call/Establish Quorum.** Directors in attendance were Rachel Gerlach, Jane St. Jean and Geoffrey Marriner. A quorum was established for the purpose of conducting business.
3. **Owner Forum.** There were no owners in attendance to offer comment.
4. **Approval of Minutes.** The minutes of the October 23, 2014 meeting were approved by Acclamation.
5. **Financial Report**
 - a. **2014 Year End Financial Statements.** The financial statements as of 12/31/2014 were reviewed. The \$3989 deficit will be closed out to Retained Earnings. The remaining surplus of approximately \$2100 will remain on the books until year end. If any surplus remains at the end of 2015, the Board will decide whether to move it to reserves.
 - b. **1st Quarter 2015 Statement.** The first quarter 2015 statements were reviewed. All line items are tracking close to budget.
6. **Other Business.**
 - a. **Dryer Vents.** An owner has requested the Association clean all dryer vents. Section 9 of the Declaration puts responsibility for items like these (utilities serving only one unit and within the Unit Air Space) as Owner responsibility. The Association will visually inspect the cages that were put on the outside of the buildings and remove any lint/debris that may have gathered. Owners are responsible for cleaning the duct/vent hose.
 - b. **No Smoking Policy.** Owners were surveyed with regard to whether or not the Association should adopt a formal No Smoking policy. There is a rule prohibiting noxious odors that would annoy neighbors that might address this problem adequately if it arises. There were 8 responses out of 38 owners with 7 in favor of some limitation on smoking in common areas and 1 against a policy. The Board will continue to monitor the situation with regard to the enforceability of such a policy.
 - c. **Painting.** Management will get bids for painting all the buildings either this fall or next spring.

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- d. Landscaping. The Board deferred the thatching/power raking in favor of cleaning up and cutting back the native area along Sylvan Lake Rd.

7. Adjournment. There being no further business to come before the Board, the meeting adjourned at 7:10 p.m.

Respectfully submitted,

MOUNTAIN CARETAKER, INC.

By: _____
Eileen Jacobs

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