

**MINUTES OF SPECIAL MEETING OF NEW BOARD OF
DIRECTORS
October 19,2009
Penny Larmore's Unit #53**

The meeting was informal, so it was not called to order.

Present were Frank Smith, Cher Melichar, Karen Wildenstein, and Penny Larmore. Katie Gojara was absent. The Board is not able to communicate with Katie because she does not have e-mail currently.

Officers: The election of officers, to be held at the regular Board Meeting, November 2, 2009, was discussed. Frank Smith agreed to be president, Cher, vice president, and Penny, secretary. Karen volunteered to write and distribute a monthly newsletter. Signal Graphics on S. Wadsworth and Cornell makes white, one-sided copies for \$.05. Karen thought it would be necessary to do a two-sided newsletter and each month a different color.

Meeting Place: Frank stated that he hoped the Board could find another, more suitable meeting place next year. Penny said that Jefferson Green One offered their Club House if they contract with BRE, also.

Resident Forum: The board would like to keep the same comments and complaints to a minimum, and it hopes a monthly newsletter will improve communication. We will extend the time each owner has to speak from 3 minutes to 5 minutes, and then to put additional comments/complaints in writing upon which the board will consider action.

Roof Repair: The need for our roofs to be repaired soon was discussed at length. TMMC has not signed a contract with Brian Schupach of Interstate Restoration. We will see what Vicki Peppers of BRE Real Estate, our new management company representative, advises; we also will seek our own three bids if necessary.

Liability Insurance: The Board needs a copy of our current liability insurance to check coverage, especially the deductible for the roof repair. We will consider asking individual owners to check their own coverage for outside damage to their property. We will check with Vicki to see what coverage is offered under BRE, or possibly check into another company

underwriting a policy. Penny remarked BRE might have a discount due to managing so many properties.

Website: Frank will maintain the website. TMMC has already paid for the server for 2009-July 2010. At that time, Frank said he could cut the cost by one-third. He has simplified the website.

E-mail addresses: We plan to encourage owners to receive communications from the Board via their e-mail address. Karen will request those addresses and other communication options in the next newsletter.

Committees: Next year when we have more time, the Board agreed it would discuss the formation of committees to give owners a sense of more control over their community. We agreed committees could save the Board members time and receive fewer complaints from owners.

By-Laws: The Board agreed the By-Laws need to be re-visited and probably revised, and we would seek help from a By-Laws Committee of owners.

Bonding: The Board discussed the possibility of bonding individual Board members.

BRE Real Estate Contract: The Board scrutinized our copies of BRE's proposed boilerplate contract and made necessary changes. Penny will communicate these changes to BRE ASAP so we can sign the contract on November 2, 2009 at the regular Board Meeting.

Attorney: The Board agreed we needed an affordable attorney to look over BRE's contract before we sign it at the regular Board Meeting on Monday, November 2, 2009. Cher and Penny will make a couple of contacts and report back to the Board via e-mail.

Postal Box: The Board discussed having its own mailbox at the community mailboxes and asked Penny to check if a mailbox was unassigned.

The meeting concluded at 9:30 p.m.

Respectfully submitted,
Penny Larmore, Acting Secretary