

Deanna Carter

From: Bill Buchanan [gwb23fpsa@sbcglobal.net]
Sent: Sunday, January 02, 2011 4:06 PM
To: Bill; Carole Currier; Deanna Carter; ggallus@wowway.com; Jim Navaroli; Russell Weber
Subject: Minutes Of November 2010 Meeting
Attachments: Minutes of Mill Creek Condos Meeting Nov. 2010.pdf

Sorry for the delay. Please see the attached.

Happy New Year,
Bill

Minutes of Mill Creek Condos Meeting

Date: November 15, 2010

Location: MPM Offices, Sterling Heights, MI

Attendees:

Greg Cueter, MPM
Rick (did not get last name), MPM
George Gallus,
Russell Weber
Carole Currier
Bill Buchanan
Jim Navaroli

Greg Cueter began the meeting describing the details of the insurance claim for damaged roof and trim at Mill Creek. This damage was the result of the August 2010 storm. MPM had negotiated a 15% waste factor for replacement material although they believe the waste to be greater. The total insurance claim was in the amount of \$1,789,436. This amount includes \$102,379.00 in ancillary damage to the buildings.

Greg presented proposals for the re-roof project. The proposals were from the following:

1. Butcher & Baeker - \$1,761,427
2. Seal Rite - \$1,815,835

The Board approved items 1-4 of the August Storm Damage Update as prepared by MPM, which includes the Butcher & Baeker proposal. This proposal also includes a \$40,000 upgrade to dimensional shingles.

The Board will make the final selection of shingles from Tamko, GAF and Owens Corning.

The re-roof project is scheduled to commence in March 2010 and continue through the summer. Greg indicated that the proposed schedule will be set up working one court yard at a time and all work will be staged from the paved areas only and not landscape (lawn) areas.

MPM will receive a 7% fee for management of the project.

Greg excused himself from the meeting and Rick continued with the balance of the meeting.

The Board approved the following actions:

- Advance Lawn Service will continue for the 2011 season at the 2110 rate of \$28,700 which includes a spring and fall clean-up.
- Napoleon's Painting will hold their rates for the 2011 season. The board approved the painting of buildings in Smoke Tree Ct., Foy Creek Ct., and Cove Creek Ct.
- Fertilization/Tree and Shrub Service
 - The Board and MPM have not pleased with the service from Davey. It was agreed that MPM will obtain proposals from True Green, Nature's Way and Scotts for the 2011 season.

The Board discussed the issue of the unapproved stamped concrete patio at Chesapeake Ct. It was obvious that the co-owner did not obtain the proper approvals from MPM and chose to proceed based upon the verbal comments of Biondi Concrete based upon previous installations in Mill Creek. The co-

owner will not be required to remove the un-approved installation and will also be notified of same. Biondi will be placed on a Not Approved Contractor list by MPM.

Carole Currier requested that we develop a list of trades to bid on Trees vs. Shrubs. The difference is related to the height of shrub and tree.

She also reported that our shortfall for 2010 is approximately \$60,000 per year and is being withdrawn from the roof reserve fund.

Respectfully submitted,
Gerald W. Buchanan
Secretary