

**AUDUBON TRACE CONDOMINIUM ASSOCIATION, INC.  
MINUTES OF THE BOARD OF DIRECTORS**

Saturday, July 21, 2012  
Second Meeting of Fiscal Year 2012-2013

Board members present: Sara (Sawese) Bugbee  
Linda Harang  
Al Lafaye  
Teva Ostarly  
Stephanie Prunty  
Lenny Simmons  
Pat Traina

Staff present: No staff present

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**1. CALL TO ORDER**

- Stephanie Prunty called the meeting to order at 10:06 am at Unit 2704

**2. OLD BUSINESS**

- Linda Harang noted that on 7/11/2012 the Board acted as follows:  
Linda Harang moved, via email, and Sawese Bugbee seconded via email, to have the Manager email a copy of approved Minutes of all Board meetings to all owners/residents on the Manager's email list, and to include "opt out" language on each email.
- Motion was voted on via email, and passed by a vote of 7-0

**3. EXECUTIVE SESSION**

- Linda Harang moved, Pat Traina seconded to go into executive session to discuss legal issues
- Motion passed 7-0; Board started executive session at 10:10 am
- Board discussed legal matters
- Pat Traina moved, Lenny Simmons seconded that the Board exit executive session
- Motion passed 7-0; Board exited executive session at 11:00 am

#### 4. NEW BUSINESS

##### A. Unit 1104

- Linda Harang moved, Al Lafaye seconded to direct the Board's attorney to notify the owner of Unit 1104, Darcy Redmann, that her revised proposal for re-payment of her indebtedness to the Association is rejected; the current Board hereby adopts by reference the terms of the re-payment proposal negotiated by the 2011-2012 Board, as follows:
  - owner must make initial payment of \$10,000 to Association to start the payment terms
  - remainder of all past dues, court costs, late fees, penalties, and attorney fees, plus special assessment payments, in addition to current monthly dues, must be paid to the Association timely in monthly installments, with the final payment of all past debts due to the Association not later than June 15, 2013
  - a delinquency, or insufficiency, of any monthly payment will immediately nullify the agreement, and the Board will resume legal action against the owner
  - all other terms and conditions proposed by the 2011-2012 Board will be in effect for the duration of the agreement
- Motion passed by a vote of 7-0

##### B. Policy for Re-Payment

- Linda Harang moved, Sawese Bugbee seconded that the Board adopt a standing policy that whenever the Board engages in negotiation with an owner for non-payment, the terms of any re-payment agreement must require that all terms, conditions, and payments be completed by the 15<sup>th</sup> day of the final month of the then-current fiscal year.
- Motion passed by a vote of 7-0

##### C. Policy for Re-connecting Water

- Linda Harang moved, Teva Ostarly seconded that the Board adopt a standing policy that whenever water service to a unit has been disconnected for non-payment of money owed to the Association, and the unit is listed for sale, the listing agent must make an appointment with the Manager for the Manager to re-connect the water service for the duration of a "showing", and that the water service will be disconnected when the "showing" is completed; further that all such appointments must be conducted during the regular business hours of the Manager.
- Motion passed by a vote of 7-0

5. **ADJOURN –**

- Teva Ostarly moved, Lenny Simmons seconded that the meeting be adjourned
- Motion passed by a vote of 7-0; meeting adjourned at 11:10 am
- next Board meeting is scheduled for Wednesday, August 22, 2012, at 6:30 pm, at Unit 2704

Submitted for publication on the 23<sup>rd</sup> day of July, 2012.

  
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Linda S. Harang, Board Secretary  
Unit 602

LSH/ihbs