

AUDUBON TRACE CONDOMINIUM ASSOCIATION, INC.

MINUTES OF THE BOARD OF DIRECTORS

Wednesday, February 28, 2018

Seventh Meeting of Fiscal Year 2017-18

Meeting Information

Board Members	Present	Absent	Proxy
Sawese Bugbee	√		
Jason Calmes (Secretary)	√		
Jodi Ketry		√	
Al Lafaye (Vice President)	√		
Teva Ostarly	√		
Stephanie Prunty (Treasurer)	√		
Pat Traina (President)	√		
<i>Total</i>	6	1	
<i>Minimum for Quorum</i>	4		

Others Present

Tim Munch, Property Manager

Jeff Adams, Staff

Meeting Information

Unit 2704

Wednesday, February 28, 2018, 6:30 p.m.

Non-Standard Items

None

Next Meeting

Unit 2701

Tuesday, March 13, 2018, 6:30 p.m.

Notes

The Audubon Trace Board Minutes reflect a presupposition of general consensus. Procedural motions, standard operations, and other minor matters are not recorded in the motion summary unless they depart from this presupposition regardless for how this consensus revealed itself, for example, through an informal vote.

Motions are summarized, as well, in a Motion Log held by the Association.

“Absent” means absent without naming a valid proxy.

Call to Order

Pat Traina called the Board Meeting to order at 6:37 p.m.

Property Manager Report

- North and South Pool Refurbishment are complete. Pools are open for swimming.
- North Pool Lights are out, currently waiting for parts.
- North and South Pool Decks will be pressure washed.
- Lawn Maintenance weekly cutting starting.
- Landscapers have started cutting back dead shrubs. This trimming should be completed in about 3 weeks.
- Four trees are being removed due to the roots damaging streets, driveways, and parking spaces (Buildings 2, 6, 13).
- Building 5 has been cleaned and pressure washed. Carpentry work is in progress.
- Painting of Building 24 continues.
- Building 5 water service feed line repaired behind Unit 504, isolation valve installed.

Committee Reports

- Finance: January Financial Statements reviewed
- Social: No report
- Permits:
 - Denied: Unit 205 stump removal under deck, deck replacement

Executive Session

None.

Old Business

- None

New Business

- None

Adjournment

Meeting adjourned at 7:32 p.m.

Minutes Tracking

Meeting	Date	Submitted	Approved	Notes
2016.10	06/28/17	07/07/17	07/12/17	
1	07/06/17	07/07/17	07/12/17	
2	08/30/17	10/25/17	10/25/17	
3	09/27/17	10/25/17	10/25/17	
4	10/25/17	10/25/17	10/26/17	
5	11/29/17	11/29/17	11/30/17	
6	01/24/18	01/27/18	01/29/18	
7	02/28/18	02/28/18	03/01/18	