

AUDUBON TRACE CONDO ASSOCIATION

MINUTES: March 20, 2019

Where: 2704 Audubon Trace, Jefferson La 70121

Present: Jason Calmes, Al Lafaye, Teva Ostarly, Pat Traina, Stephanie Prunty. Also present were Tim Munch and Jeff Adams, Property Management.

At 6:30 p.m. Jason Calmes called the meeting to order.

Tim Munch gave the property management report. A copy of that report is attached to the minutes.

Discussion began on the timing and costs of roof replacement. Roof replacement has been advised by our current property insurers. Tim has been instructed to get bids so that cost estimates can be evaluated.

Discussion occurred based on our presentation from Egan Insurance regarding the renewal of property insurance. Due to the fact that our buildings are wood structures very few carriers showed an interest in writing our insurance coverage. Our current carrier (Amrisc) has agreed to renew our policy. The board agreed to keep our coverage, limits and deductibles the same from the previous year. The renewal of the property insurance coverage was unanimously approved.

Committee Reports:

Finance: No report was given. Reports will be ready for the next board meeting.

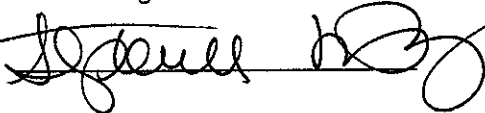
Permit and Architecture Committee Report:

A request was received from unit 1904 for the removal of two pine trees from the side of their unit. There was discussion on the status of tree removals for the current year as well as the remaining budget money available for tree removal. Tim Munch will generate a list of trees eligible for removal and rate them based on most potential damage, rot, etc. The trees on the side of 1904 are not on an urgent need list. The board agreed to allow their removal at owner's expense. Tim was instructed to get a quote for the work and to see if the owner was willing to pay for their removal.

Social Committee Report: No report as next event has not been scheduled.

New business: None

There being no further business the meeting was adjourned.



Stephanie Prunty

Secretary

Property Manger Report for March 2019

- Concrete repairs will be completed by the end of March.
- Front and Rear Drive gardens will be replanted in April.
- The Spring Trimming should begin at the end April, once everything finishes blooming.
- We have begun receiving bids on our Roof Replacement, as advised by the underwriters of our Property Insurance. This project is projected to take place over the next 6-7 years.
- Several areas around the property have been trenched (swales) to allow for proper water drainage. We believe adding dirt will just exasperate the water issue by putting water on owner's patios, due to poor elevation. We do not want to make drainage worse.
- Dirt has been added behind bldg. 35 due to a good elevation.
- The renewal of our property insurance is March 21st. Our current provider (Amrisc) has agreed to renew.