

Le Jardin Condominium Association, Inc.

**Board of Directors Meeting
Tuesday, January 13, 2015, 9:30 a.m.**

Association President George McLaughlin called the meeting to order at 9:40 a.m.

Roll call was taken by Mike Philip. Board members present: George McLaughlin-1403, Bill Nunnelly-903, Tom Faller-702, Brad Brown-1901 and Larry Ost-PH102.

Residents in attendance: Fran Bator-1602, Jim Benson-1101, John & Claire Bertucci-1703, Robert & Virginia Carpenter-1003, Debra Cary-703, Richard & Carolyn Chormann-1401, Donald & Pat Cressy-701, Lenore Ford-1103, Lisa Hale-1802, Al Hopkins-503, Michele Jones-1903, Jo Liddy-902, Sue Like-602, Celine Lowery-402, Charles & Sharon Olson-502, Louise Ost-PH 102, Anne Thomas-1202, and Helge & Erika Wehmeier-803. No telephone participation.

Proof of notice of this meeting was posted on December 19, 2014 by Mike Philip.

Motion was made by Bill Nunnelly to approve the minutes of the last Board meeting held on May 1, 2014 and seconded by Brad Brown. Motion carried unanimously.

1. Discuss and Approve the 2015 Budget

Budget discussion centered around the building being 16 years old (Le Jardin opened in April, 1998) and the maintenance issues and expenditures required in the future. Some of the major items that need attention over the next 4-5 years are the roof, stucco, painting, pool repairs, etc. There is approximately \$1,500,000 in reserves.

Motion was made by Bill Nunnelly to approve the 2015 Budget and seconded by Larry Ost. Motion carried unanimously.

2. Decorating Committee Presentation

Pat Cressy presented ideas and three proposals from the Decorating Committee for updating the lobby from designer Rene Gaddis. She displayed picture boards, which she will leave on display in the Social Room.

George McLaughlin indicated that the Decorating Committee should encourage owners to attend their next Decorating Committee meeting on Tuesday, January 20, 2015 at 9:00 a.m.

George McLaughlin asked the Decorating Committee to decide on one plan and bring that plan and designer Rene Gaddis to a meeting of the owners that he will set up sometime in February, in order to answer questions from the owners. An affirmative vote of 35 owners is required for these material changes.

The Decorating Committee made a separate recommendation to install solar shades in the Social Room as the sun is fading the furniture and the curtain rod is sagging. George McLaughlin indicated this was a maintenance issue and said the board could vote on this issue today.

Motion was made by Brad Brown to approve \$8,000 for the installation of solar shades in the Social Room, and to remove the curtains and rods. Motion was seconded by Larry Ost. Motion carried by the four remaining members (4). (Bill Nunnelly left the meeting at 10:45 a.m.)

Motion was made by Brad Brown to adjourn the meeting at 11:00 a.m. and seconded by Larry Ost with four remaining members in favor (4).