

May 1, 2014

Meeting Name: Chateau Park Condo Association HOA Board Meeting

Purpose: Board Meeting

Time: 7:00 PM

Place: Barbara Gray's Residence (Chateau Park's President)

Attendees

Barbara Gray: President

George Yoshimura: 2nd VP

Robyn Wilson: Treasurer

Nancy James: Secretary

Chad Hill: Golden Spike Management

Discussions:

Finances: Chad Golden Spike Realty

- Discussed the rules and regulations. Dallas has two larger dogs that we need to keep an eye on. At the owners meeting some owners were concerned about animals. We will be sending registration papers out for those who have animals to fill out and return no later than July 1st. Any one that does not comply will be fined after that date. This will allow us to know what animals belong to which owner if a problem arises.
- Chad changed the leasing from one year to two years because he felt that the owner would be more likely to feel like an owner and take pride in the community with the extra time. If a renter breaks a rule, it is grounds for removal. Chad needs to get with Nate Poulsen that bought Phil's (2334) unit that is being used as a rental. A copy of the lease agreement has not been given to Chad.
- Dallas Jensen has been parking in carports 13 and 15. The one belongs to the Wells Fargo unit, and the other is an extra carport. He had his belongings in number 15. We had the locks changed two months ago, and found items in the carport. We put a note on the door to have the owner claim the items. Chad gave Dallas the key, but at this time he still has not been returned. He mailed a letter out regarding this issue. Chad will have to follow up on getting the key.

- Chad simplified the fines section. The first offense is \$15, second is \$50, third is \$100, and fourth \$150.
- Bank of unit (2324) called and asked for the balance due.
- Chad received two maintenance requests. The first from Dallas Allen (2320) to have the screen replaced on the back door. The second is from Elizabeth to have the common area carpets cleaned in her building. We are waiting for the reserve study to see what needs to be done and then prioritize. The carpets were cleaned at the end of last year. Chad is still in the process of fixing the broken latches (2319), and the door that completely fell off of the back of (2320) is awaiting parts.
- The best bid that we received for the reserve study is a local company Complex Solutions (LTD), and it will be \$1,200 for seven weeks, \$1,400 four weeks, and \$1,800 for two weeks. Chad will call and schedule the study for the seven-week time period.

Talk About Owners Meeting

- Fifteen Home Owner were in attendance of the Semi Annual Owners Meeting.
- Robin will prepare a registration for all animals and send it out with the flyer for the rummage sale and the spring-clean up.
- Chad is going to see when the contract with Tuxedo expires, so that we can remove the snow removal from our contract.
- Most Owners expressed a concern about animals and parking. Second notices will be sent out regarding the unregistered and non-operable vehicles. The animals will have to be registered by July 1st.

Rummage Sale: May 10th

- Tom and Dallas will be in charge of the money for the rummage sale. Drop off for the rummage sale will be Friday night in carport 15. The rummage sale is from 8:00 A.M.-12:00P.M. Anything not sold will be donated. All proceeds will go towards the Condominium Spring Cleanup. If you want to keep items that were not sold, it is your own responsibility to pick them up. Robyn is finalizing the flier and then she will distribute it by May 3rd.
- We have been trying to decide on whether we want to sell the computer and printer purchased by the prior board at the yard sale or KSL. We finally decided to sell it on KSL for \$250.00.

Community Clean Up: May 17th

- Nancy will call and get prices to rent power washers. It was mentioned that it would be nice to have at least three. Nancy will also call and see the cost of five gallon outdoor paint to paint the poles of the carports. This event will start at 8:00 A.M.

BBQ Details

- We were trying to decide if the barbeque should start following the cleanup or later in the evening. It was decided to have it at noon so everyone helping can eat. We would also like everyone else that cannot participate to come eat and mingle.

Flyers

- Robin will print the fliers on colored paper to distribute. It was mentioned to have a rep from every building to communicate. Barbara and Robin will do their unit, and find representatives for the top three buildings. Nancy and George are responsible for their units and they will also find representatives.

Next Meeting: June 5, 2014 at 7:00 P.M.