

Minutes from the Executive Board Meeting:
Wednesday, March 20, 2002

In attendance: Alyssa Adams (101), Bob Bensenberg (308), Barbara Chavez (411), Lisa O'dell (502), and Steve (CMR)

Meeting called to order at 7pm

1. Reserves Money Market - \$10K transferred
2. Graffiti was removed off the East fence
3. 2001 tax extension filed
4. South entrance tile has been repaired
5. Sprinkler repair and relocation of controls into boiler room put out to bid
6. Periodic Drain Maintenance Program on March 23
7. Developed building maintenance list for 2002
8. Increasing vandalism – discussion of surveillance cameras
9. Discussion of spring planting, less than \$500

Meeting adjourned at 8:11pm

Minutes of the LPCA Board Meeting, Wednesday, June 26, 2002

Present: Barb (411), Lisa (502), Steve (CMR), called to order @ 7:04 PM.

Agenda Discussed:

1. Approval of minutes from 5/22/2 meeting.
2. Parking lot light sensitivity readjusted.
3. Sprinkler expansion - done.
4. Safekleen - done.
5. Painting of building doors, unit door trim and 2nd floor entry - done.
6. LPCA Clean-up Day - done, a success. THANKS to all!
7. 2 loads of mulch for area between street entrances - done. More needed.
8. After an informal owner survey, it was decided that the parking lot does not need to be re-striped, however, the curbs will be repainted.
9. Roof repair - done, but found the design/installation is causing a problem, propose to re-design and permanently fix by installing flashing over all potential trouble areas. Cost = \$4300, but will subtract the initial \$888 if we accept the bid. Alyssa was contacted on 6/25 and voted yes. Unanimously approved.
10. Bids for carpet cleaning and installation of rubber strips on the stairs of the first 2 floors were obtained and approved. Scheduling to be done within 30 days.
11. Annual Meeting - Wednesday, September 25 @ 7PM. Election of 3 Board members and approval of 2003 budget. Finalize timeline at July Board meeting.
12. Next Board Meeting: Wednesday, July 24 at 7:00.

Adjourned @ 8:17 PM.

**Minutes from the LPCA Executive Board Meeting:
Wednesday, July 24, 2002**

Meeting called to order 6:30

Attending; Alyssa Adams (101), Bob Bensenberg (308), Barbara Chavez (411), Lisa O'Dell (502), Steve Smalley (CMR).

Agenda Discussed:

1. Elevator inspection was done by the County in July; drywall needed in elevator room according to the inspection and where the sprinkler shut off valve is.
2. Painting curbs and arrows was completed, with slight accident.
3. Carpet cleaning was done on floors 1-3 and stairwells.
4. More mulch still needed.
5. Window cleaning bid – tabled for now.
6. Re-routing of dryer vents and clean-out to be completed soon.
7. Building signs ordered.
8. Fire extinguisher inspection due in August.
9. Building insurance is up September 15. Obtaining bids for next year.
10. East fence ideas for redesign.
11. Alternate ideas for realtor signs.
12. Annual Meeting: Wednesday, September 25.
13. Next board meeting: Wednesday, August 28.

Meeting adjourned at 8:22pm.

**Minutes from the LPCA Board Meeting:
Wednesday, August 28, 2002**

Meeting called to order at 6:30pm

In attendance: Alyssa Adams (101), Bob Bensenberg (308), Barbara Chavez (411), Lisa O'Dell (502), Steve Smalley (CMR)

Agenda:

1. Fire extinguishers yearly inspection done, some replaced and repaired
2. Rerouting of the outside dryer vent and cleaning of vents done
3. New building signs
4. Gas contract: will resign for 2003 in Nov., 10% increase expected
5. Installation of rubber strips on 14 stairs done
6. 2003 budget complete: \$124,392 income, \$111,672 expenses, \$12,720 left over, no dues increase
7. 2001 taxes will be filed in early September
8. Volunteer day scheduled for Sunday September 15, 5-6:30pm. Goals: 2-3 loads of mulch, clean out of storage rooms on each floor
9. Building insurance safety inspection done by Traveler's. No bids on insurance as of yet
10. Fence on hold, investigating in fixing what we have
11. Annual meeting: Wednesday, September 25, 7pm, under the main entrance canopy

Meeting adjourned at 8:30pm

Minutes from the LPCA Executive Board Meeting
September 25, 2002

In attendance: Alyssa Adams 101, Bob Bensenberg 308, Barbara Chavez 411, Lisa O'Dell 502, Steve Smalley CMR.

Meeting called to order at 8:15pm.

1. Addressing of the three newly elected members of the board;
By board concensus, Lisa O'Dell will be president, Barbara Chavez will be vice-president, Catherine Warden will be ?

Meeting adjourned at 8:25pm.

Minutes from the Lake Park Annual Homeowners Meeting
September 25, 2002

Roll Call: Alyssa Adams 101, Marvin and Annette Gordy 102, Randy and Irene Daniels 104 & 312, Caroline Archuletta 105, Linda Slavin 106, Joseph Hernandez 109, Jerome and Felima Kulinski 204, Charlotte LaCrue 207, Robert Davidson 211, Jorge Reyes 212, Emily Martin 301, Ruby Potts 303, Rob Bensenberg 308, Kimberly Shoppell 310, Gregory Lutwack 401, Barbara Chavez 411, Lisa O'Dell 502, Jan Harris 507, Gary Lockler 604, Elizabeth and Lucas Isely 605, Gloria Rodriguez 606, Victor and Maureen Skladanowski.

Roll Call by proxy: Nancy Flynn-Silva 107 & 201, John Feely 206, Heath and Shannon Nisbett 305, Maureen Daberkow 407, Geradette Borrego 408, Timothy and Karen Higgins 409, Pat Templeton 603.

Meeting called to order at 7:05 pm.

Acceptance of last years minutes;

Barbara Chavez makes a motion to accept, Bob Bensenberg seconds, all in favor.

President' Report

Approval of 2003 LPCA budget;

Alyssa Adams makes a motion to accept, Barbara Chavez seconds, all in favor.

Election of directors;

Lisa O'dell would like to be re-elected for a seat on the board.

Barbara Chavez would like to be re-elected for a seat on the board.

Catherine Warden would like to be elected for a seat on the board.

No other interested parties or nominations for the open seats.

Jan makes a motion to elect Lisa O'Dell, Barbara Chavez, and Catherine, Alyssa Adams seconds, all in favor.

Proxys yes for the record.

Questions, Comments, Concerns from the floor

Meeting adjourned at 8:10 pm

Minutes from the LPCA Executive Board Meeting:
October 30, 2002

In attendance: Alyssa Adams, Bob Bensenberg, Barbara Chavez, Lisa O'Dell,
Catherine Warden, Steve Smalley

Meeting called to order at 6:45pm.

1. Hot water heater motor replaced on 10/29/02, anticipated cost - \$600
2. Drain cleanout of bottom floor to street performed in October
3. \$10,000 moved from checking into reserves money market account
4. Shut off/ winterization of sprinklers to be done soon
5. Last SafeKleen distribution of the year scheduled for 11/12/02
6. Established a towing policy
7. Established a discipline policy
8. Snow removal contract discussed. 3+ inches to be plowed
9. Discussion of change in LPCA governing documents: new pet policy and mandatory insurance policy
10. Discussion of recent moves and furniture deliveries and related damage

Meeting adjourned at 9:05pm.