

# **No. 25 Downing Executive Board Meeting June 16, 2010**

The monthly meeting of the Executive Board of No. 25 Downing Homeowners Association, Inc. was called to order at 6:00pm in the Loggia.

## **Board Members Present**

Brian Zall, President  
Jaime Richards, Treasurer  
Lisa Hoskins, Committees

## **Others Present**

Gregg Westwood, Director of Operations and Services

## **Approval of Minutes**

The minutes for the meeting held April 20, 2010 were unanimously approved.

## **Review of Financials**

The June financial statements were reviewed and were unanimously approved.  
All owners are also current with their HOA dues.

## **Unfinished Business & Ratification of Decisions since the Last Meeting**

## **Director's Report**

The director's report was included with the Agenda, presented by Gregg, and reviewed by the Board.

## **New Business**

1. Inspect balcony & patio sliding doors; if repairs are necessary, repairs, including sealing will be made.
2. Flowers – Best Ever.
3. Carpet Cleaning – Best Ever.
4. Power Washing – Best Ever.
5. Plant Black Pots to the South of the Building.
6. Re-Painting Unit Doors – Almost Complete.
7. On Going Issue – Patio Flagstone – Hammerhead will be used to raise and build up around corners of the building, including the sealant of the sandstone and Brian Beazley has constructed lips where needed on first floor French doors (Loggia & Fitness Center).

8. 10<sup>th</sup> Anniversary Party – include vendors (many of which will donate food/wine to products).  
Thursday, August 5<sup>th</sup> – Party in Courtyard.
9. #701 & 702 - Ted Stolberg – Approved by Board to Combine the 2 Units into 1.
10. Keys – talked about going to a FOB system rather than Key system.
11. Building #'s placed by each entry building door.
12. Flood – May 24<sup>th</sup> – Resubmit water damage protocol and advise owners to purchase water alarm(s) to install in each unit.
13. Letter from owner of 2-505 re the number of rental units/tenants in the complex. The Board will respond by having the home owner use the correct protocol when reporting a “residential” violation.
14. Letter from owner 1-501 re the installation of a light which notifies drivers who are entering and exiting the garage.
15. Security Analysis & Proposals – Table to Next Meeting

**2010 Goals:**

Issues which have been discussed and will be revisited in 2010:

1. Solar Panel Energy Information
2. Cameras/Tightening of interior & exterior security
3. Possible addition of a front gate with entry code to courtyard

The meeting was adjourned at 7:15pm.

Respectfully submitted,

Gregg Westwood, Acting Secretary