

**No. 25 Downing
Executive Board Meeting
April 26, 2011**

The regular meeting of the Executive Board of No. 25 Downing Homeowners Association, Inc. was called to order at 6:30 pm in the Loggia.

Board Members Present

Brian Zall, President
Jaime Richards, Treasurer
Bob Hanfling, Vice President
Nancy Reynolds, Secretary

Others Present

Gregg Westwood, Director of Operations and Services

Homeowner Forum

No homeowners present.

Approval of Minutes

The minutes for the meeting held on March 23, 2011 were unanimously approved.

Review of the Financials

The March through April 2010 financial statements were reviewed and unanimously approved.

Unfinished Business

1. Board Resolution
2. Woodpecker Removal – Gregg contacted “animal relocators” to apply materials to repel woodpeckers in order to mitigate EFIS damage created by woodpeckers
3. Community Rules -- Discussion of community rules regarding pet ownership and homeowner complaints regarding pets in common areas. Discussed potential revisions to community rules to focus on need of pet owners to have pets under their control at all times while on property.

New Business

1. Conflict of Interest Policy -- Discussed Pat reviewing vendor rules and contractor rules.
2. Building Two Entry Door – Discussed options for an electric closer or hinge replacement. Reviewed bids obtained by Gregg from Stanley, Doorway Solutions and Door LLC. Requested Gregg to obtain similar bids from each company in order to have more meaningful comparison.
3. Scott Unit – Discussed have Scott or owner be responsible for conducting periodic maintenance of balconies in connection with request to make improvements to balcony.

Meeting adjourned at 8:00 pm

Nancy Reynolds, Secretary