



## Liberty Park Condominium Association

### Board Meeting

---

Wednesday, October 18, 2017  
All Saints Episcopal Church

#### Attendees

- Board: Jen Davidson (1517), Bob Rowe (1530), Greg Swanson (1534), Vince Sommer (1519), Michael Strand (1532), Greg Swanson (1560).
- Property Management: Angela Dee, PlatinumPlus Management LLC
- Homeowners: Cindy and Dan Streitz (1576)

#### Call to Order

- Rowe called the meeting to order at 6:50.

#### Public Forum

- None

#### Correspondence

- 1578 – response to owners about plantings, personal items, fire pits, garage floor wear and tear, garage frame trim, screen replacement and driveway issues

#### Financial Update

- Balance, income statement, budget vs. actual were reviewed and discussed.

#### Old Business

- In July, PlatinumPlus coordinated analysis of the Association Declarations with the legal firm of Schmitz, Ophaug, Dowd & Blumhoefer, LLP. The Association's attorney prepared a detailed accounting of association versus homeowner responsibility for maintenance and repairs. These results were discussed. The Board needs additional time to thoroughly review them and tabled further action regarding a communications plan to homeowners until the next meeting. In the meantime, PlatinumPlus will operate using these guidelines when questions arise. PlatinumPlus will also gather some examples that can be reviewed as use cases by the Board.

#### New Business

- **Garage Lighting** – the Board voted to replace all current photo-sensor garage light bulbs to LED bulbs. Rowe and PlatinumPlus Management will coordinate replacement over the next couple of months.
- **Satellite Dishes** – the satellite dish installation policy has changed for some satellite companies in that installers are no longer allowed to go on the roof of homes to install dishes. The Association's current policy requires dishes to be mounted on the top of the roof. The Board discussed options moving forward and needs to investigate alternate options that might be suitable for all homeowners given these changes. PlatinumPlus will investigate options and report back to the Board at a future meeting. In the meantime, installation polices remain the same which would require satellite dishes to be mounted on the top of the roofs.
- **Exterior Maintenance** – the Board discussed the option of power washing the siding. PlatinumPlus will coordinate options and quotes, and present to the Board at an upcoming meeting. The Board would like to target this work for late spring/ early summer 2018.
- **Illegal Parking on Endcaps** – the Board discussed looking into No Parking signs or other signage options. The current parking policy prohibits parking along uncurbed streets and at the street-ends. PlatinumPlus Management reported that homeowners, residents, and visitors still frequently park in these

areas. Several options were discussed including: signage, painted curb lines and No Parking wording painted on the street. PlatinumPlus will follow-up with cost estimates and also discuss options with Nelson Lawn Care to ensure that the selected solution works for snow removal.

- **Expiration of Nelson Lawn Care Contract** – the Board voted to renew contract through December 31, 2018 at a 3% increase over the current contract price.
- **Expiration of Platinum Plus Contract** – the Board voted to renew the contract for two years at no rate increase.
- **2018 Budget** – budget worksheets were reviewed for two scenarios (association dues at current rate – \$210 and dues at an increased rate of \$225). The Board voted to increase monthly association fee to \$225 per month beginning January 1, 2018. This aligns with the Board's goal to reserve more funding for future capital expenditures such as siding, roofing, etc. per the guidelines of a previous Reserve Study completed for the Association. In conjunction with this decision, the Board also approved the proposed 2018 budget. Over the course of the next year, the Board will evaluate if additional Reserve Analysis is needed.
- **2018 Open Board Position** – currently two positions are available. Voting by homeowners will occur electronically or in person by January 17, 2018. There are three homeowners currently interested in positions on the Board: Bob Rowe, Mike Strand, and Dan Streitz.

### **Adjourn**

- Rowe adjourned the meeting at 8:50.

Respectfully Submitted,  
Jen Davidson  
LPCA Board Secretary

Next Meeting: 6:45 P.M., Wednesday, January 17, 2018 at All Saints Episcopal Church, Northfield