

CENTRE POINTE

BOARD OF DIRECTOR'S MEETING MINUTES H.C.C.C. #181 WEDNESDAY, JUNE 6, 2007

Attendees:

Byron Dubblestyne, President
Larry Collins, Treasurer
Pearl MacAulay, Secretary
Patrick Sullivan, Member at Large
Dan Galletti, Merit Property and Project Management Ltd.

Regrets:

Dianna Cann, Vice-President and Ways & Means Committee

Topics Discussed:

- Plexiglas and hardware installed on side entrances of 3600 to reduce wind when trying to open doors.
- Painting of the garbage bin structures is complete, and garage doors painted and repainted due to graffiti.
- Discussion on putting down rocks under the balconies due to grass not growing to give better curb appeal and ongoing maintenance for the area.
- Checklists for on duty staff have been updated and implemented by Merit.
- Sprinkler inspection has shown some infractions that need to be addressed, such as sprinklers that have been painted over that have to be replaced and also some units have had the closet tops closed in that will need to be removed as they are in violation. Affected units will be notified and repairs scheduled to bring HCCC 181 into compliance at owner's expense.
- Garbage bin locations have had concrete 'runners' installed for ease of maintenance and collection due to bins sinking into the pavement during warm days.
- Robie side of the townhouses some rose bushes need to be replaced.

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Current Projects:

- Patrick Sullivan is working on updating communications and access to information through the 3 following projects:
 1. Creating a comprehensive “Community Guide” document that will replace the current welcome package and will be provided to new owners as part of their welcome package.
 - Status: 2nd Draft in progress and is under Board review.
 - Once completed, a printed guide will be provided to existing owners and distributed.
 2. A HCCC 181 Website. A Website where community announcements, governing documents, meeting minutes, and other information can be easily accessed and referenced any time.
 - Status: Initial concept completed, working on site template and investigating web hosting options.

- The Board is working on the project for the updating of the hallways and lobby as part of the planned projects for this year.
 - Board has been working with local providers to review carpet and paint options to the Board for review.
 - Merit is gathering quotes for painting of hallways to present to the Board
 - Merit is gathering quotes for laying of carpet to present to the Board
 - Rough timelines for the start of this project is August / September timeframe.