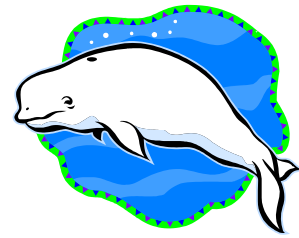


# Whalers' Cove

## Meeting Minutes of April 1, 2006



Attendees:

Start: 10:00am

Annette Bushnell-Board, Howard Bleichner –Board, Gordon Call –Board, Jennifer Johnson –Board,  
Marta Christensen - Board  
Sandy Silver

### I. Termite Tenting Final Issues:

1. Unit 1137 did not follow through with the tenting procedure, potentially putting the job in jeopardy. Howard to write letter to property manager and cc: the owners.
2. Tenting of Buildings 1, 2 and all 3 garages was completed successfully.

### II. Plumbing in Unit 1173:

Pipes had to be replaced in the bathroom foundation. Owners asked if this was Association responsibility. The Board citing Paragraph J, section 3 of the CC&R's as well as past precedence ruled that pipes in the foundation that are for the exclusive use of a single unit are the responsibility of the homeowner.

### III. Planter in front of Building 4:

Planters are in the removal process and will be replaced by a framed trellis.

### IV. Painting:

1. Annette to get bids for painting the complex.
2. Annette to call Abacherli to paint the pool fence.

### V. Web Site:

A web site will be created by Annette for the purpose of posting minutes, the CC&Rs/By-Laws, and diary of maintenance such as termite tenting. The website address will be [www.computer-help.tv/whalerscove](http://www.computer-help.tv/whalerscove)

### VI. Outside Audit:

Jennifer brought up that an outside audit of finances is legally required for amounts over \$75,000. The Association is right at that level. Jennifer to find out cost of audit and cost of fines.

### VII. Mailboxes:

Gordon suggests that "gang" mailboxes be installed. Due to the unknown cost of painting, this issue will be re-examined after painting.

VIII. Marta has noted the possibility that gas from her car has been siphoned, possibly on more than one occasion.

### IX. Unit 1181 Leaking Window:

There is a leak in the downstairs bedroom window possibly stemming from siding. Marta to contact contractor for this job as well as other handyman tasks that arise.

### X. February 4, 2006 Minutes-Approved

Adjourned 11:15 am

Signed: Annette Bushnell, Secretary