

**Downtown I & II**  
**First Quarter Activity Report**

- February 3: New board member Christina West elected.
- February 4: Board positions decided:  
Guy Ben-Ari: President  
Tom Wehr: Treasurer  
Christina West: Secretary
- February 5: Owner of 1203 D asked to remove flags hanging from outside front windows. Owner complied.
- February 6: Owner of 1203 F requested Tilton Bernstein's assistance in repairing mailbox door. Owner informed that this was his responsibility per condo docs (section b5 of the Limited Common Elements).
- February 11: Subcommittees identified at Annual Meeting initiated.
- February 17: Owner requested information on replacing fences in garden level units. Owner was informed that replacement is responsibility of owners (under under Article VI Sec. 1 b(2) of the condo docs). There is some question of shared ownership given that one fence separates 2 units.
- March 30: Owner of 1203G notified Richard of a bird in her dryer vent; Richard advised her to have a screen installed on the vent. Board is exploring installing screens on all dryer vents (some have one; some do not).
- March 31: Board meeting to discuss pending action items and to review March financials. See meeting minutes for details.

**Subcommittee Reports**

Parking Subcommittee – Is scheduling first meeting

Bylaws Subcommittee – No activity to report

Beautification Subcommittee – No activity to report

Windows Subcommittee – The windows subcommittee has been very busy, holding several meetings, extensive email conversation and soliciting bids and quotes from several companies and visiting the showroom of one company. They recommend proceeding with Renewal by Anderson. The Board discussed the subcommittee's activity and agreed that Anderson appears to be a superior company with options that will work. The Board authorized the subcommittee to move forward to get precise quotes from Anderson as well as detailed drawings of the options for replacement

windows. The Board is willing entertain the possibility of signing a contract with Anderson for any window replacement by DTI&II owners for the next 2 to 3 years. The Board also agreed to permit owners to replace existing windows with limited modifications, but they must look similar to the existing layout and color. The number of vertical window sections cannot be altered (i.e. – if an owner currently has 3 vertical windows in one window opening, any replacement must include 3 vertical windows – they can not replace with 1 or 2 vertical windows instead of the existing 3). The Board has requested to review drawings prepared by Anderson prior to issuing final approval for any modifications. All costs for replacing windows will be borne by owners. No owner will be required to replace their windows.