

**Downtown I & II**  
**Second Quarter Activity Report - 2009**

- April 8: Guy Ben-Ari and Christina West held a conference call with Richard Bernstein. Items discussed were the high-wattage outdoor lights (replacing bulbs and possibly lowering fixtures to facilitate future repairs); delinquent accounts; completing the 2008 audit; signing authority for our bank accounts; and securing bids for installing screens on dryer vents.
- April 13: Richard provided the board with the April management documents.
- April 15: Richard provided the board with a quote to repair and lower the exterior light fixture in the 1225/1227 courtyard and a quote to do the same to the exterior lights behind 1201/1203/1306/1308.
- April 15: Richard provided the board with a quote from the landscapers to replace the box hedge at the corner of 12<sup>th</sup> & N and some additional plantings.
- April 16: Owner requested the board's permission to park his Vespa inside the gated recycling area.
- April 20: Owner inquired as to whose responsibility fencing in garden-level units was. Tom responded that this is the responsibility of individual owners. Owner also inquired as to possible tree trimming in the Downtown II courtyard. Tom responded that no tree trimming is currently planned.
- April 21: Two owners notified the Board and Richard that their ceiling is leaking. The Association will assume costs of repairs.
- April 27: Owner notified Board and Richard that the landscapers had blown clippings into his patio and front well. Richard requested landscapers return to clean the areas which they did.
- May 11: Owners of 1308 C and D notified Richard of roof leak. Board authorized repairs.
- May 12: Owners in 1225 requested Board's permission to work on landscaping in the DTII courtyard. Owners also requested Association pay for the costs associated with the landscaping. Board granted permission for owners to work on landscaping themselves but indicated this would be at their own expense. The Association already has a landscaping contract with Denchfield; the budget does not support additional landscaping.
- June 15: The Board held a mid-year owner's meeting. Minutes were taken separately.

- June 22: New owner asked about locking her bike up in the 12<sup>th</sup> St courtyard. The Board agreed, since it is allowing a scooter to be parked back there, unless or until a bike rack is installed on the premises (which the Board may consider in the 2010 budget). Owner was advised to keep it towards the back of the courtyard – away from potential bike thieves.
- June 23: Owner notified TB that the trash bin behind DTII is overflowing with non-owner trash – likely because the BP station has replaced their dumpster with a much smaller one. The Board asked TB to re-install the locks on the DTII dumpster.

### **Subcommittee Reports**

- Parking Subcommittee –
- Bylaws Subcommittee –
- Beautification Subcommittee –
- Windows Subcommittee –