

TO: Residents of Downtown I & II

SUBJECT: Minutes from Annual Association Meeting held on 3Feb2009

A roll call was held and a quorum was present. The reading of the minutes from the previous meeting were waived. The following business was discussed:

Condo Docs

- The condo doc committee presented a questionnaire with 7 items of discussion.
 - 1: Board shall consist of three members, President, Secretary and Treasurer.
 - 2: Board member term shall be one year.
 - 3: Board shall submit a quarterly business report (financial and summary of activities) to all units.
 - 4: Board shall hold an association meeting twice per calendar year (tentatively April and November).
 - 5: Board must receive approval from the association to spend non-emergency discretionary funds above \$3,000.
 - 6: Changes to condominium fees must be approved by the association.
 - 7: Annual budget must be approved by condo association in advance of implementation.
- The committee was also asked to consider the following issues:
 - Pets – Current docs state that only one, small, orderly pet is allowed
 - Carpeting – Current docs state that 80% of floor area needs to be carpeted
 - Parking spaces
 - Steve Oatmeyer will provide the results of the survey conducted last year on parking changes
- The committee will provide a side-by-side for all changes (current docs, proposed revision)
- An Association meeting will be held in April to vote on revisions to the condo docs
 - Each proposed change needs 67% of total owners to approve it
 - Owners will vote on each change, not an omnibus approval of all changes

Communication

- The DTI&II Yahoo group is the official group for the association. Users of the google group will be migrated to the yahoo group.
- Reminders to join the Yahoo group will be sent to new residents in the welcome letter from Tilton Bernstein and also included in the annual meeting notice letter from TB.
- The Communication Committee will send out a quarterly electronic newsletter through the yahoo group.
- The Board will post a monthly management report to the yahoo group discussing significant issues and/or finances

Financial

- The annual budget will be presented to the association for comment in October and will take effect in January
- There is a proposed change to the condo docs that the Association needs to approve the annual budget in November by majority vote (as opposed to the current docs which state that the Board approves the budget)
 - This will be discussed further at the April Condo Docs meeting
 - Until that time, the current process remains in force
- The approved budget is in Encl (1)
- The engineering assessment has been posted to the Yahoo group. Any questions should be directed to the Treasurer, Tom Wehr.

Committees

- Sign-ups were passed around to form the following committees:
 - Communication
 - Condo Documents
 - Beautification
 - Windows
 - Sunshine(Social)
 - Parking
- Consolidated committee phone lists will be provided to each committee member
- Committees should elect a committee chairperson to report to the Board and write updates for the quarterly newsletter
- Committees will determine when to meet and post meeting notices to the yahoo group, if required

Dumpsters

- The dumpster closest to 12th St continues to overflow on the weekends
- The city can and has fined us for the overflow
- Residents should use the dumpster behind 1225 when the 12th St dumpster is full
- Residents leaving trash outside of dumpsters will be fined \$100 by the Board, and that money will go into the Reserves

Tilton Bernstein

- The following issues were brought to Richard's attention
 - Missing down-spout in 1225 courtyard
 - Cost of cleaning service and our unhappiness with the quality of their work
- For new issues, it is recommended that emails be sent to Richard (Richard@tiltonbernstein.com) with DTI&II in the subject line. It is also recommended that you copy the three board members: Tom Wehr (HipAeroNerd@gmail.com), Guy Ben-Ari (guybenari@hotmail.com), and Christina West (cdwesty@gmail.com)

Elections

- Steve Oatmeyer stepped down from the Board

- Christina West was elected to the Board for a 2-year term
- Guy and Tom will continue to serve the last year of their 2-year term

The meeting was adjourned.