

**OAK BRIDGE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTOR'S MEETING MINUTES
TUESDAY JULY 12, 2011**

Present: Bob Boley - President
 Susan Mulhearn - Director
 Carol Cushing - Secretary
 Sue Mulhearn - Director
 Elaine Devlin - Great North Property Management

1. OPEN SESSION:

2. The regular meeting was called to order at 6:32 PM

3. MINUTES:

A motion was made by Sue Mulhearn, seconded by Carol Cushing, to approve the minutes of the June 16, 2011 Board meeting.

The motion passed, all in favor.

4. FINANCIALS:

2012 Budget – Elaine will provide a draft of the 2012 budget in time for the September meeting.

5. OLD BUSINESS:

City of Concord Planning Board – Bob Boley stated that he received a letter from the Planning Board relative to the restaurant which is being installed across the street from Oak Bridge. He responded that the Board of Directors had no issues with the plans.

Bank Loan – Elaine stated that Rockford Trust is waiting for Perkins & Anctil to complete the paperwork for the closing. The Board would like to close prior to July 20th. If this not feasible Elaine will ask Sentry Roofing to hold off another week before starting,

Noise Violations – Elaine stated that she had emailed the owner who volunteered to start up a Noise Violation Committee, with an invitation to meet with the Board to outline his thoughts on the idea. She did not respond to her email.

Bldg. #3: Re-seeding – Ultragreen will re-seed during the next couple of weeks.

Irrigation Leak – Elaine wil contact Ultragreen as to when they can repair the leak in the system.

Vehicle Registration List – Elaine will follow up relative to an updated spreadsheet which is to be sent to Bob.

6. NEW BUSINESS:

RT Electric – Per Dennis Levasseur's request, RT Electric submitted a proposal at to re-wire the intercoms. The proposal came in at \$4,337.00. Elaine will obtain an additional bid.

Sentry Roofing – Elaine was asked to contact Paul Modzelski to clarify whether the wood rot repairs were included in the contract or not.

Noise & Trash Violations – Elaine stated to the Board that an owner had contacted her relative to forming a Committee who would deal with noise and trash violations. The Board said they are interested and asked Elaine to have the owner submit a brief outline of what he has in mind, then schedule a meeting with the Board.

Towing – The Board stated that they would like to formulate a plan for towing vehicles. Owners should be told to put a note on the vehicle which is using their assigned spot (after hours and on weekends), and then call Great North on the next business day.

7. EXECUTIVE SESSION:

8. SET DATE FOR NEXT BOARD OF DIRECTORS MEETING:

The next Board meeting is tentatively scheduled for Thursday, August 18th, 2011 at the pool house at 6:00 PM.

9. ADJOURNMENT:

Meeting adjourned at 8:00 PM.