

**OAK BRIDGE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTOR'S MEETING MINUTES
THURSDAY MARCH 17, 2011**

Present: Bob Boley - President
 Carol Cushing - Secretary
 Michael Zachodny - Director
 Marian Gynan - Director
 Elaine Devlin - Great North Property Management

Absent: Sue Mulhearn

1. OPEN SESSION:

The open session consisted of a few owners with complaints of neighbors' vehicles, children, violations in general and dirty carpets in the Common hallways and stairwells. Bob Boley stated that the yearly walk thru would take place in the near future where violations and vehicle checks will take place.

2. The meeting was called to order at 6:05 PM

3. MINUTES:

A motion was made by Carol Cushing, seconded by Marian Gynan, to approve the minutes of the February 17, 2011 Board meeting.

The motion passed, all in favor.

4. FINANCIALS:

Adjustments to the cleaning and snow removal line items should be made so that they are reflected on the income statement.

Bob suggested that surplus monies in the amount of \$40,000.00 be transferred from operating to the reserve account.

A motion was made by Marian, seconded by Carol to approve the transfer.

The motion passed, all in favor.

Gagne Plumbing – Invoice for \$119.00 and coded to 65690 should be removed from the ledger.

5. OLD BUSINESS:

Vehicle Registration Forms – An updated spreadsheet containing vehicle information was included in the Board Pack. Letters with fines will be mailed out to those who did not return forms.

Swimming Pool Repairs – Al Terry Plumbing & Heating will be asked to provide a detailed report relative to the Desert Aire System. This will be included with all invoices to date, prior to seeking legal action.

6. NEW BUSINESS:

Landscaping & Snow Removal – Four proposals were included in the Board Pack. The Board will review them over the next few days prior to making a decision via email.

On March 21st the Board elected to go with Ultragreen for both landscaping and snow removal, agreeing that they have an extensive list of equipment and a long list of large clients. Bob stated that red mulch used in 2010 should also be used in 2011.

Cable TV – Marian presented a proposal to the Board, from Direct TV with regards to the installation of one satellite dish per building at no cost to the Association, and to include free satellite TV for one (1) year. Elaine will research other condominium associations who may already have this service.

7. EXECUTIVE SESSION:

8. SET DATE FOR NEXT BOARD OF DIRECTORS MEETING:

The next Board meeting will be on Thursday, April 21, 2011 at the pool house at 6:00 PM.

9. ADJOURNMENT:

Meeting adjourned at 7:35 PM.