

HARBORSIDE CONDOMINIUM TRUST

TRUSTEE MEETING MINUTES

March 4, 2009

A meeting of the Harborside Condominium Trust Board of Trustees was held March 4, 2009. In attendance were Trustees Warren Hendriks and Don Nowland. A quorum was present.

1. GUEST QUESTIONS

In light of the current economic situation, homeowner Peter Rosenberg requested an update of the financial status of the Harborside Condominium Trust. It was noted that the financial condition of Harborside is solid with 95% of homeowners current in both monthly condominium fee payments and assessment payments.

2. MOTIONS

The following motions were approved unanimously:

- To accept the February 9, 2009 Trustee Meeting Minutes as written.
- To accept the February 2009 Financial Statements.

3. EMAIL ADDRESS

If you are not receiving Harborside notices by email, please forward your current email address to markwoodmgt@hotmail.com.

4. HARBORSIDE WEBSITE

For your information the website is: www.harborsidecondos.net

User Name: owner
Password: lucky09

In an effort to streamline communication with Harborside residents and to lower mailing postage expenses, the Board has approved more use of the website designed by Bart Jones. Markwood Management and Bart Jones update the website information monthly.

5. FOUR GREGORY STREET EASEMENT

- The Board continues to review the terms and conditions of the Four Gregory Street Easement.

6. 2009 MAINTENANCE PROJECTS

The following maintenance projects are proposed for the 2009 fiscal year:

- D2/D3 and C5 masonry repairs totaling approximately \$5,000. Work is scheduled to be completed by April 15th. Funding will be from the operating account.
- Repair of Buildings A, B, C foundations/crawlspaces. The Board awaits pricing from Bartlett/Steadman and Sutton Construction.

- Deferred projects – D1, D2/D3 deck refurbishment. Repair of low areas in parking lot. Building B roof replacement.

7. DRYER VENT CLEANING

The Board is obtaining pricing for the cleaning of all dryer vents at the Harborside property.

8. HDC IMPORTANT REMINDER

- **Please remember, all 2009 dock rental fees are due no later than April 1, 2009. Please mail your dock rental fee payment to:**
Ron DeMoraes
0060 County Road, 149 Chelyn
Glenwood Springs, CO 81601
- Markwood Management will forward to Ron a list of dock users who are currently delinquent in either their condominium fee payments or assessment payments. All dock users must be financially current by April 1st to avoid revocation of their dock privileges.

9. LOAN PAYOFF

The Board is pleased to announce that the Building D structural remediation/drainage project was completed under budget. The result for all Harborside homeowners will be a smaller assessment than originally anticipated. Homeowners paying monthly can anticipate a last payment in the late fall, prepaid homeowners will be refunded monies plus interest based on loss of use of their money.

A formal notification will be forwarded to all homeowners once the loan is paid off in late August early September 2009.

10. MARKWOOD MANAGEMENT will attend to the following:

- Discuss the C6, C7 boiler situation with Jim Walters.
- Discuss with homeowner Moore the 4 Gregory Street easement in an attempt to ensure agreement as to the content of the easement.
- Obtain a sealcoating/lining price for the parking area.
- Follow up with Sutton Construction and Bartlett/Steadman regarding structural repair pricing.
- Remove Beurer from the email list.
- Ensure that the Snow Emergency Parking Procedure is forwarded to all winter residents during the month of March if necessary.
- Include HRH Insurance Company when shopping the master insurance policy for 2009/2010
- Contact National Grid to determine if there is a preemptive inspection service for all gas lines and connections and if so the cost to inspect Harborside.
- Adjust timers for Daylight Savings Time.
- Ensure that any delinquent homeowners are being charged late fees.
- Discontinue use of the front end loader for snow work unless absolutely necessary.

11. ADJOURNMENT

There being no further business of the Harborside Condominium Trust Board of Trustees, the meeting adjourned at 4:05 pm.

The next meeting of the Harborside Condominium Trust Board of Trustees will be held **April 1, 2009, at 3:00 pm** *by conference call*. All Homeowners are encouraged to call in to the meeting using the following conference information:

- Please call 1-866-393-8073
- You will be prompted to enter the meeting number *1169611*.
- If you are the first to arrive at the meeting site, you will be prompted to enter the “moderator code”. The moderator code is *1631*.

Minutes prepared and submitted by Markwood Management.