

**NEWPORT PLACE
CONDUMINIUM ASSOCIATION
MEETING MINUTES
Tuesday, October 27, 2009**

Board Members Present: Jennifer Hathaway, Mike Smith, and Susan Tudhope

CPMG: Association Manager – Fallon Redmond

I. Call to Order

Quorum of 3 out of 3 Board Members was established and Jennifer Hathaway called the meeting to order at 6:15 PM

II. Read and Approve Minutes from Previous Meeting

Motion made by Mike Smith and seconded by Jennifer Hathaway and the minutes from the July, 2009 meeting were approved unanimously

III. Homeowner Forum

No homeowners attended the meeting

IV. Manager's Report

Fallon Redmond sent the Board the manager's report to review

V. Discussion Items

- **Pothole** – discussed and will fill with sand
- **219** – discussed and correspondence will be sent to homeowner stating that the Board has made the requested structural repairs to his unit and will not be authorizing any further cosmetic repairs at the cost of the Association
- **Boiler Repair in Southeast Building** – **Motion** made by Jennifer Hathaway and seconded by Susan Tudhope and passed unanimously to accept the bid from Maples Maintenance for boiler repair
- **217** - The Board approved the architectural request for a portable a/c heat vent with the understanding that the window is not facing another unit

VI. Contracts/Proposals

- **None discussed**

VII. Financials/Legal:

- **Motion** made by Jennifer Hathaway and seconded by Susan Tudhope

and passed unanimously that the financials were reviewed and accepted for July, August, and September 2009

- **Motion** made by Mike Smith and seconded by Jennifer Hathaway and passed unanimously to turn over 224 to attorneys
- **Motion** made by Susan Tudhope and seconded by Mike Smith and passed unanimously to approve the 2010 Budget

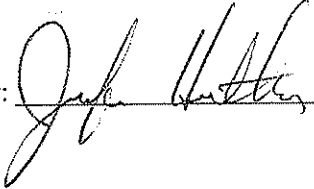
VIII. Set Meeting Date

- The next meeting will be the Annual Homeowners Meeting on Tuesday, December 1, 2009 at 6:00 PM
- **Motion** made by Mike Smith and seconded by Jennifer Hathaway and passed unanimously to move the quarterly HOA Board Meetings to the 1st Tuesday at 6 PM.

IX. Adjourn

Motion made by Mike Smith, seconded by Jennifer Hathaway, and passed unanimously to adjourn the meeting at 7:30 PM

Member:

 _____

Date:

1/5/10 _____