

**BOARD ACTIONS APPROVED BY CONSENSUS VIA TELEPHONE  
JULY-AUGUST, 2004**

To engage the services of Association attorney, Jeffrey Crocker for purposes of:

- Investigating the situation at Unit #33 re: no notification of passing by closing attorney or title company or bank, how to get June fee owed by previous owner, possible business use, etc.
- Filing a lien for unpaid assessments and legal costs against Unit #33
- Filing a lien for unpaid assessments and legal costs against Unit #12
- Filing a lien for unpaid assessments and legal costs against Unit #14 ( This became unnecessary since Atty. Crocker's firm represents the buyer, will notify the title company and will collect all outstanding fees and costs at closing)

To request Marilyn Britton to investigate the status of the retention pond ownership. This was done and written documentation supplied to the Association showing that the Association does not own it and therefore bears no responsibility for its maintenance.

To approve reroofing the sunrooms and associated valleys at Units #9 and #12.

To notify owners whose monthly fees are not paid by the 10<sup>th</sup> of the month to please pay in order to avoid late charges.

To automatically assess late fees if monthly assessments have not been received by the 30<sup>th</sup> of the month and to notify delinquent owners in writing.

To authorize Allen Hollander, Unit #13, to investigate options for installation of a basketball hoop on common area.

To request Glen Swanson to investigate the surveying and proposed uses of land development between our property and that of NHBB.

To authorize a progress payment in the amount of \$2000 to Mr. Cooke (the painter) This represents part of the contract price.

To authorize Paul Seguin to negotiate with Mr. Cooke for an additional sum of money to cover painting the entire ends of buildings 1-7. This became necessary due to a misunderstanding re: the contract language.

To authorize transfers of certain funds from the Capital Replacement Fund to the Operating Checking Account. ~~(A list of transfers is attached)~~

\$ 566,04 *gm*