

***Paladin XI Condominium Council Meeting
Paladin Clubhouse; January 17, 2018***

Meeting called to order at 6:00 pm.

In attendance: Deb Trala, President; Noel Lloyd, Vice-President; Phyllis Trala, Secretary; seven condo owners and Mastriana Property Management.

Since the Council had reviewed the minutes earlier, the reading of the minutes was waived. The minutes for the December 20, 2017 Council and Annual meetings were approved.

Financial Report: John Mastriana gave the financial report (copy attached). Checks were approved and signed.

Old Business:

- Foyer Mats – Deb Trala reported that she requested samples from American Floor Mats, but they have not been received. Once the samples have been received, a decision will be made and the mats will be ordered.
- Outside AC Lines – Council discussed how to handle the new requirements for the air condition lines that will now have to be redirected to the outside. Council has decided that this now would require an architectural approval form.
- Snow Removal – Council requested a proposal from Chris Vitalo for handling snow removal on an annual basis. Once the Council has received his proposal, a decision will be made.

New Business

- Rental Assessment Resolution – The Council discussed the concerns raised at the Annual Meeting and also spoke with a former Council member about the issues. As the Council noted during the Annual Meeting, the Council has major concerns about the high percentage of units being rented in Paladin XI and had been seeking a remedy to discourage units being purchased for a rental income. This topic has been the subject of several monthly Council meetings. In addition, the Council sought legal advice on implementation, items to be included in the resolution, and the annual charge to be assessed. Originally, the Council decided on a \$1,200 annual charge and then reduced it to \$1,000. Since the major rationale for this resolution is to discourage units being rented, the Council has decided that the existing resolution implements a strong deterrent and has decided to move forward with the resolution with an annual charge of \$1,000 for all units and no rebates for a partial year. However, the Council has decided on a due date of March 31, 2018, and will work with existing individuals property owners that rent their units on a payment plan if need.

Jon Mastriana reported on the next steps to be taken if owners who rent units have not responded by March 31, 2018. After the March deadline, Council will work on producing a spreadsheet and follow-up to those owners who are renting their units.

- Dog Clean-up – There was a discussion about the NON-clean up from dog owners. Council discussed steps to be taken and decided before imposing fines on the offenders, that a complex wide notice to remind everyone of the rules and regulations for Paladin Club XI would be the first step.

Questions from the floor:

A unit owner asked about the Council's plans for the landscaping contractor for this upcoming season. Council reported that it was seeking several bids from other contractors.

A unit owner noted that she has a squirrel problem in her buildings (#7200) that had chewed thru a water pipe over her kitchen. The owner was requesting a reimbursement for some of the damage. Council noted that the pipe was the responsibility of the unit owner. However, the Council noted that it would move forward with making the attic area secure from squirrels.

A unit owner noted that she was having water stains on her ceiling. The Council told her to leave a note on the door of the unit above her because they were responsible for water leaks into the unit below.

The next council meeting will be held Wednesday, February 21, 2018, from 6:00 to 7:00 pm.

Meeting adjourned at 7:25 pm.