

***Paladin XI Condominium Council Meeting
Paladin Clubhouse; March 28, 2018***

Meeting called to order at 6:35 pm.

In attendance: Deb Trala, President; Noel Lloyd, Vice-President; Phyllis Trala, Secretary; six 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 February 21, 2018 Council and Annual meetings were approved.

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

Old Business:

- Dog Language/Capital Contributions Resolutions – Jon Mastriana reported that this has been completed and Council will have it posted on the website.
- Rental Resolution Update – Jon Mastriana reported that Paladin Club XI has received rental assessments from 13 owners.
- New Contracts – Contracts for both snow and landscaping have been awarded to new contractors. Comments for both contractors have been positive.

New Business

- Keyless Entry – Jon Mastriana noted that one of the other Paladin associations have been installing new entry boxes at a cost of approximately \$2,800 per building. In addition, there is a monthly charge for both the service and boxes that would cost approximately \$18,000 per year. Since there is no line item for this replacement in the current budget, the Council moved to place this issue on our “to do” list.
- Removal of Tree Line – President Deb Trala requested that the tree line along Edgemoor Road be removed and Jon Mastriana will work on obtaining estimates.
- Business out of Unit – Council has received several complaints concerning a unit that is running a business from their unit. As this is against Paladin Club’s rules and regulations, a letter will be sent to the owner of the unit concerning this issue.
- Volunteers – Phyllis Trala asked for volunteers to help with the Spring walk-around.
- Cleaning Schedule – Phyllis Trala requested that the cleaning contractors provide the council with a schedule and note the date on their invoice for the dates services was completed.
- Trash – Jon Mastriana reported that Waste Management charges for overloaded trash containers are becoming costly. Currently, trash is picked up three times a week and the overcharges have been adding up. Jon Mastriana to meet with a representative from Waste Management to assess the problem.

Questions from the floor:

Unit 8702 reported that the bricks along the steps to the patio are falling.

Blacktop in front of the trash containers on Westview needs patching. It was also noted that the entrance from Edgemoor Road also needs patching.

Unit owner asked about the issues surrounding the rental resolution and Jon Mastriana noted that the next step would be a ten day letter and after that the attorney would get involved with the repercussions that are outlined in the resolution.

The next council meeting will be held Wednesday, April 18, 2018, from 6:00 to 7:00 pm.

Meeting adjourned at 8:16 pm.