

- **Water Damage Policy-** Bill Seiller proposed the following:

"After again reviewing the Master Deed and By-Laws, and meeting with the attorney who actually drafted them I am now in agreement with Chad Evans, i.e. that pipe repair, even if the pipe only serves one unit, is the expense of the Dartmouth-Willow Terrace Association.

As far as I can determine, there are only two exceptions to that rule: 1. If the pipe is for an appliance or use particular to that unit, such as water line for ice-maker; and 2. If the pipe damage was caused by the negligence of the unit resident, such as causing commode to become blocked due to improper items being put into it."

Bell moved to accept this proposal as our policy for pipe repair, Seiller seconded, motion carried.

- The fee for parking on the hill is \$20.00 per month and will start next month.
- Smoking: The survey sent to owners had a 25% response, the majority wanted no smoking on common grounds. The issue was tabled until the next meeting in hopes that more board members would be present to discuss.

Committee Reports:

- Chad Evans reviewed the current budget and financial status. The utility expense has been way over budget. Everything else is about on line. The reserve fund continues to be funded each month. A lien will be placed on an delinquent account and plans for payment pursued.
- Building and Grounds: A project list was handed out and discussed. A bid for painting the garages and patching the roof of the WT garage will be pursued. Much work has been completed and the management company was thanked for all the hard work.
- Staff: Donna Bodi reported that the staff was improving and wanted feedback from the board about conduct. The office is being kept locked when not in use.
- Reserve Fund and Major Projects: This discussion was tabled until the committee meets and has recommendations.

Meeting was adjourned at 8:45

Next meeting, July 17th, 2014