

**DRAKE LANDING CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
FEBRUARY 14, 2008**

The Drake Landing Condominium Association Board of Directors met on Thursday, February 14, 2008, for a special scheduled meeting. Directors Bren Davis, Gerry Hibbard, Ron Carlson and Roger Swift all participated by teleconference. Barb Walter-Director of Homeowner Associations, Daniel Vleck-Director of Off-Mountain Properties, and Jonathan Kriegel-HOA Liaison attended from Wildercrest Property Management (WPM). Mark Hubbard from Turner Morris also joined the meeting from 1:30 to 1:55. The meeting was called to order at 1:05 p.m.

Shed Repairs: The shed closest to the spa has recently sustained damage. Waste Management emptied the dumpster Monday morning and the door is no longer working. WPM will direct Overhead Door to evaluate the problem and repair as soon as possible without further authority from the Board provided the repair estimate is under \$1,000. WPM will also follow up with Waste Management to discuss responsibility for damage and repair cost.

Roof Repair Issues: The Board discussed the possibility of design/build roof issues and condensation problems causing moisture in some units. Mark Hubbard indicated that the recent repairs performed on C-2 and A-8 roofs have improved airflow and increased ventilation but have not completely solved the potential for leaks. The Board directed WPM to contact forensic engineers and obtain information on costs and availability for engineering evaluation of the roofing issues.

Snow Removal From Roofs: Turner Morris will provide additional detail on future invoices showing how many employees are onsite, which buildings are cleared and all dates on which work is performed.

Boiler Issues Bldg C. Recently, Building C experienced a boiler failure and no heat on a Saturday night. The Board was extremely disappointed with the response from the WPM on call staff to the problem because several units went without heat for almost 48 hours. Additionally, Board requests for explanations on the delays were not answered properly. Initial responses from the on call staff failed to correctly diagnose the problem. The boiler was relit on Sunday but the WPM staff did not verify that heat was actually reaching individual units in bldg C. This resulted in a continuing no heat situation for building occupants until 3:00 p.m. on Monday afternoon when the problem was correctly diagnosed and heat service was returned. WPM was asked to provide additional detail on the specifics of the response and lack of immediate follow up. The Association will not be billed for any work performed by WPM Repair & Maintenance staff associated with incorrectly diagnosing and not restoring heat to the building.

Glycol Levels: The Board again expressed disappointment at the length of time it has taken for Breckenridge Mechanical to complete the installation of glycol in all buildings and the fact that no one from WPM was onsite to put the glycol supplies in the proper boiler rooms upon delivery.

Parking Issues: WPM was directed to tow the problem car from the property if it is not removed by the vehicle owner.

Snow Shoveling/Plowing: WPM was directed to follow up with Premier Plowing to confirm that snow will be stored in the proper locations after initial storm plowing.

WPM Management Agreement: The Board asked WPM to forward a copy of the current management agreement and to provide details on landscaping expenses for the last two years.

ADJOURNMENT

The meeting adjourned at 2:25 p.m.