

2560 CORPORATION BOARD OF DIRECTORS MEETING

DATE: January 9, 2012

PRESENT: Jim Oldani, Ann Smolander, Ed Farrell, Bob Rensi, Helen Wildermuth

ABSENT: Alex Trieste and Shirley Welsh

GUESTS: Frank & Lil Strauch, Jim & Kathy Mitchell, Jim & Doris Keeling, Helen Wildermuth, Ann Marshall, Carmela Fives, Gene Griffin, Peggy Wohlars and Wayne Welsh,

Quorum was established. Meeting was called to order at 10:18 AM by President Jim Oldani.

Frank Strauch suggested a moment of silence for Bob Zagray's speedy recovery.

SECRETARY'S REPORT: Minutes of the last Board Meeting was read by Jim Oldani. Motion made by Helen Wildermuth that we accept the minutes. Motion was seconded by Bob Rensi. Motion carried.

TREASURER'S REPORT: Bob Rensi gave the current financial report . Motion to accept the treasurer's report was made by Helen Wildermuth and seconded by Ed Farrell. Motion carried.

OLD BUSINESS:

Soil Pipes replacement project was brought to discussion by President, Jim Oldani. Special thank you to Alex Trieste and Ed Farrell for their part in this matter. Ed Farrell explained how important this project is now. Already five pipes had cracked and there was mold in some of the apartments. Seven pipes were replaced and the mold problem was taken care of with inspections afterward to be sure.

Jim Oldani reminded everyone who might want to be on the 2560 board to submit their request by February 5, 2012.

NEW BUSINESS:

The Emergency Sewer Pipe Renewal Project will cost approximately \$25,000.00 per building. Ed Farrell explained what this project consists of and how the cost will be handled from HGI and let us know that each Building has a choice in how their part of the cost is paid. After discussion, in a straw vote, by show of hands, the stockholders voted 16 - 0 that each unit pay by check addressed to 2560 Corporation by February

13th, 2012, in the amount of \$1250.00. Motion made to accept the above by Ed Farrell and seconded by Ann Smolander. Motion carried unanimously.

Comcast Cable contract will be cancelled as of January 31st, 2012 was discussed. Since after this date each unit is in charge of their own cable cost, the corporation will adjust the quarterly payment accordingly.

The annual meeting packet will have to go out by the first week of February, 2012. Jim Oldani and Ed Farrell will assist Wayne Welsh in getting this out. The annual meeting will be held on February, 22, 2012 at 3Pm at the club house. After the meeting we'll have a dinner at the VFW. This was approved by unanimous voter of all present.

Gene Griffin brought up the recent problem of rats in our building. A discussion followed regarding how this had been handled and who was responsible for the cost. Apparently Scotty came out and set traps and while none were caught it seems that one must have died inside the walls of one of our apartment.

A motion was made by Ed Farrell and seconded by Bob Rensi to adjourn the meeting. The motion carried.

Respectfully submitted, Ann Smolander and Wayne Welsh for Shirley Welsh, Secretary