

**Terrace Village
Homeowner's Association
Board Meeting
Draft Minutes
February 12, 2006**

I. Meeting called to order at 11 a.m.

Attendees: Steven Baratte (#22) Rosalyn Burgio (#31), Grant Smith (#25), Vincent Price (#38) Joan Wood (#15), and Justin Hartley (#30).

II. Updates

Grant presented the 2006 budget, which was adopted 3-0 by the board.

III. New Business

- A. The board voted 3-0 to move ahead with the patio upgrades (plants, removal of Astroturf, etc.).
- B. The board voted 3-0 to turn off the pool heater until late spring/summer.
- C. The board reported that the stack pipe next to the garage door was going to be repaired on Monday, February 13.
- D. The board moved to amend the homeowner bylaws to include a weight restriction for animals. Currently, homeowners are only allowed two pets. The amendment would limit the total weight to a combined 40 pounds. Homeowners (in attendance and by proxy) voted 9-0 for the change. Not enough homeowners were present. Steven will send a notice to all homeowners and ask them to vote by ballot.
- E. The board moved to amend the homeowner bylaws to include a \$200 move-in fee for all new owners/renters. The fee would be assessed to a homeowner anytime someone moved into the apartment. The money would be placed in the maintenance budget and be used for repairs associated with people moving in and out of the building. Homeowners (in attendance and by proxy) voted 9-0 for the change. Not enough homeowners were present. Steven will send a notice to all homeowners and ask them to vote by ballot.
- F. Homeowner Issues:
 - Vincent stated the lights on the third-floor landing, First Avenue side, were out.
 - Joan stated water backs up into her apartment when someone does laundry in her stack.
- G. Roz Burgio announced she is stepping down from the board. Any homeowner interested in serving on the board should contact Steven Baratte in unit 22.

IV. Adjournment

The Meeting was adjourned at 11:50 a.m.