

PINNACLE MUSEUM TOWER OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
October 19, 2006

REGULAR SESSION MINUTES

**NOTICE OF
MEETING:**

Upon due notice given and received a meeting of Pinnacle Museum Tower Owners Association was held October 19, 2006 at the hour of 6:00 p.m. in the Amenity Room.

ATTENDANCE:

Directors Present: Jim Roberts, President
Chris Eddy, Vice President
Robert Natapow, Treasurer
Apriano Meola, Secretary
Rick Bortolussi, Director

Representing The Prescott Companies was Cynthia Gibson, Hannah Clemens and Rich Giandomenico.

Approximately 45 members were in attendance at the meeting.

**CALL TO
ORDER:**

Jim Roberts called the meeting to order at 6:05 p.m.

**EXECUTIVE
SESSION
DISCLOSURE:**

Jim Roberts informed the membership present of the issues discussed and/or acted upon during an Executive Session Meeting of the Board which took place immediately prior to the Regular Session Board Meeting.

- Pinnacle International has agreed to accept responsibility for insurance losses verbally, but not yet in writing. The Board elected to retain Feinberg, Grant, Kaneda & Litt on a contingency fee basis to initiate SB800 proceedings against Pinnacle International.
- The Board requested that Apriano Meola and Rick Bortolussi resign due to conflict of interests created by the impasse between the HOA and the developer and the SB800 proceedings. They did not immediately agree to do so, but will get back to the Board with their decision.

**PROPOSED 2007
BUDGET:**

Increase for 2007 Fiscal Year – Bob Natapow and Cynthia Gibson represented the financial committee and, with assistance from Elizabeth Berg, presented the 2007 proposed budget increase to the membership present. A 17.8% increase to the current budget will result in a 13%-19% assessment increase, depending on unit type per the variable assessment schedule. Budget will be

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distributed before November 30, 2006 in accordance with state law requirements and will become effective on January 1, 2007.

Discussion about the current reserve deficit will continue at the next regularly scheduled meeting.

Motion: Upon a motion duly made by Bob Natapow, seconded by Chris Eddy and unanimously carried, the Board elected to approve the proposed 2007 fiscal year budget.

Concierge/Security Service Contract – Concierge At Large's service contract will include a 5% increase for the second half of the 2007 fiscal year.

Motion: Upon a motion duly made by Jim Roberts, seconded by Chris Eddy and unanimously carried, the Board elected to approve renewing Concierge At Large's service contract, effective November 1, 2006 through October 31, 2007.

Financial Report – The September 30, 2006 financial report was presented to the Board for approval.

Motion: Upon a motion duly made by Chris Eddy, seconded by Bob Natapow and unanimously carried, the Board elected to approve the September 30 financial report, subject to the auditor's year-end review.

**APPROVAL OF
MINUTES:**

Upon a motion duly made by Chris Eddy, seconded by Bob Natapow and unanimously carried, the Board approved the Regular Session minutes of the September 20, 2006 meeting as presented.

COLLECTIONS:

Upon a motion duly made by Chris Eddy, seconded by Bob Natapow, and unanimously carried, the Board directed Management to proceed with the Associations' approved collection policy for the following accounts:

<u>APN #</u>	<u>Balance</u>	<u>Action</u>
37610-0-903-2	\$1,406.20	Pre-Lien Warning Ltr
37610-2-502-1	\$2,842.50	Intent to Foreclose
37610-2-504-1	\$2,937.10	Intent to Foreclose
37610-0-710-2	\$6,769.90	Attorney's to Foreclose

RULES

RATIFICATION:

Upon a motion duly made by Chris Eddy, seconded by Bob Natapow and unanimously carried, the Board elected to ratify the proposed rules change regarding "real estate brokers/agent rules; common areas; and pets as previously drafted and distributed to

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the membership for the statutory 30-day review period.” Copies of each adopted rule attached hereto.

Real Estate Broker / Agent Rules – “No lock boxes are permitted within the common areas and perimeter of the building. Lock boxes are only permitted to be stored in a location on property designated by the Board of Directors.”

Common Areas – “Smoking is not allowed in any common area including building corridors, parking garage, elevator lobbies and elevators, the front drive way and loading dock area.”

Pets – “Absolutely no pets are permitted on the second floor Amenity Level at any time.”

GUEST SUITE RENTAL

INCREASE: Upon a motion duly made by Chris Eddy, seconded by Jim Roberts and unanimously carried, the Board elected to raise the daily rental rate of the Association’s guest suite from \$75.00 to \$100.00 per day, effective January 1, 2007.

UNFINISHED

BUSINESS: Committee Reports – Due to time constraints, committee reports other than Finance Committee (written report reviewed and discussed) were tabled.

HOMEOWNER

FORUM: There were no issues raised by members present.

ADJOURNMENT: With no further business to come before the Board, the meeting was adjourned at 7:32 p.m. The next open session Board meeting will be scheduled.

ATTEST: _____

DATE: _____