

PINNACLE MUSEUM TOWER OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
June 14, 2007

REGULAR SESSION MINUTES

**NOTICE OF
MEETING:**

Upon due notice given and received an executive session of the Pinnacle Museum Tower Owners' Association Board of Directors was held June 14, 2007 at the hour of 6:00 p.m. in the Amenity Room.

ATTENDANCE:

Directors Present: Jim Roberts, President
Chris Eddy, Vice President
Roger Dyer, Secretary
Robert Natapow, Treasurer
Ken Hawkins, Director

Representing The Prescott Companies was Rich Giandomenico.

**CALL TO
ORDER:**

The meeting was called to order at 6:07 p.m. by Jim Roberts, Board President.

**EXECUTIVE
SESSION
DISCLOSURE:**

The Board of Directors disclosed proceedings in the Executive Session:

- Cancellation of today's expert meeting by Pinnacle LLC (their scheduling problem not ours)
- Homeowner correspondence and violations issued to various homeowners.
- Approval of Executive Session Minutes from July 19, 2007.
- Discussion of Children's Museum parking issues and assessments.

**APPROVAL
OF MINUTES:**

Upon a motion made by Robert Natapow, seconded by Chris Eddy, and unanimously carried, the Board of Directors approved the minutes from the Regular Session on April 19, 2007.

FINANCIAL

REPORT: The Board of Directors reviewed the financial statement for the periods ending April 30, 2007 and May 31, 2007. A summary of the financial activity presented by Jim Roberts is as follows:

	April 2007	May 2007
Operating Balance:	\$145,485.49	\$138,936.91
Reserve Balance:	\$175,137.09	\$188,687.34
YTD Delinquencies:	\$ 31,239.08	\$ 35,221.29
Total Assets:	\$320,622.58	\$327,624.25

Motion: Upon a motion made by Jim Roberts, seconded by Bob Natapow and unanimously carried, the Board of Directors accepted the April 2007 and May 2007 financial reports.

COLLECTIONS: The Board of Directors reviewed the collections status report provided by the Association's legal counsel, Jonathon Massie.

Motion: Upon a motion duly made by Ken Hawkins, seconded by Roger Dyer and unanimously carried, the Board of Directors approved action against the following accounts:

<u>APN</u>	<u>Balance</u>	<u>Action</u>
535-042-09-62	\$ 2458.40	Lien
535-042-07-00	\$17,413.99	Lien

Upon a motion made by Bob Natapow, seconded by Chris Eddy and unanimously carried, the Board of Directors approved Management to record a lien on the stated collection action against the above referenced accounts.

INVESTMENTS: This discussion was tabled until the next meeting due to the presentations of the Construction Defect experts and attorney Ross Feinberg.

**RESERVE
STUDY**

The Board of Directors reviewed the proposal from Barrera and Company to provided a Reserve Study update and one meeting with the Facility Director for \$600.00. Jim Roberts noted that the cost may be a bit more because there will be extra time needed to refine the current study.

Motion: Upon a motion made by Robert Natapow, seconded by Chris Eddy and carried unanimously, the Board of Directors approved the proposal to proceed with a Reserve Study update from Barrera and Company totaling \$600.00.

**TRI-SIGNAL
PROPOSAL:**

The Board of Directors reviewed the bids received from Tri-Signal.

Upon a motion made by Roger Dyer, seconded by Ken Hawkins and unanimously carried the Board of Directors approved the bids from Tri-Signal to complete the fire extinguisher inspection for \$905.00, the backflow assembly test/inspection for \$185.00, and the fire alarm and sprinkler testing for \$11,610.00.

PRESENTATIONS: Ross Feinberg, the Association's Construction Defect Attorney, was present to answer any questions regarding the proceedings of the SB 800.

Chris Allen of Allen and Associates, Architect was present to discuss his findings at the Pinnacle regarding construction defects. His report will be posted on the association's website within several weeks when it is.

Bill Sterling, waterproofing expert was present to discuss his findings. A copy of Bill's report was given to Pat McArron for immediate posting on our website.

Dan Daderian, Mechanical and plumbing expert was present to discuss his findings. A posting on the association's website will be made of his status report. Several significant items on his list have been agreed to by Pinnacle LLC and he is hopeful their experts will agree to many others (some large, some small).

Jim Roberts offered the "guestimate" that based on these reports, the HOA claims against Pinnacle LLC will easily be in the \$10-15 million range. He noted that the Harbor Club's list of repairs was in the \$40-50 million range and settled for \$20 million. City Front Terrace had a claim of \$70 million and settled for \$30 million.

NEXT MEETING

DATE: The next Regular Session of the Board of Directors meeting will be held on July 19, 2007 at 6:00 p.m.

ADJOURNMENT: With no further executive business to come before the Board at this time, the executive session adjourned at 8:43 p.m.

ATTEST: _____ **DATE:** _____