

**PINNACLE MUSEUM TOWER OWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
October 18, 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 October 18, 2007 at the hour of 6:00 p.m. in the Amenity Room.

**ATTENDANCE:**

Directors Present: Chris Eddy, President  
Adrienne Kirby, Secretary  
Steve Sparta, Director

Directors Absent: Ken Hawkins, Vice President  
Roger Dyer, Treasurer

Also Present: Rich Giandomenico, The Prescott Companies  
Melodie Nickell, The Prescott Companies  
Kelly Clark, The Prescott Companies

**CALL TO  
ORDER:**

The meeting was called to order at 6:12 p.m. by Chris Eddy, Board President.

**EXECUTIVE  
SESSION  
DISCLOSURE:**

The Board of Directors disclosed proceedings in the Executive Session:

- Approval of the September 20, 2007 Executive minutes.
- Decisions made on three hearings.
- Status of the SB800 update including the new attorney and settlement conference.

**APPROVAL  
OF MINUTES:**

Upon a motion made by Steve Sparta, seconded by Adrienne Kirby and carried, the Board of Directors approved the minutes from the Regular Session on September 20, 2007.

**FINANCIAL  
REPORT:**

The Board of Directors reviewed the financial statement for the periods ending September 30, 2007. Upon a motion made by Adrienne Kirby, seconded by Steve Sparta and carried, the Board

of Directors accepted the September 2007 financial reports as presented subject to the auditor's year end report.

**COLLECTIONS:** There were no collections to report.

**HOMEOWNER**

**OPEN FORUM:** The floor was opened for homeowner's comments. The following items were raised for discussion:

- Security concerns
- The 2008 budget
- Parking

**COMMITTEEREPORT:** The committee chairman Todd Ruth updated the Board on the topics currently concerning the committee. Among these topics are: The holiday Home tour taking place on December 7<sup>th</sup> from 6pm to 10pm, the acceptance of Adrienne Kirby as Board liaison and the proposed amenity room form and policy.

Upon a motion made by Adrienne Kirby, seconded by Steve Sparta and carried, the Board of Directors approved the amenity room form and policy.

**NEW BUSINESS:** **2008 Budget:** Upon a motion made by Steve Sparta, seconded by Adrienne Kirby and carried, the Board of Directors approved the proposed 2008 budget. In the accepted budget presented to the membership. Assessments will increase from 3.4% to 7.63% averaging 6% depending on the unit size. The anticipated extra \$50,000 from 2007 will be kept in to operations account for 2008.

**New Law Effective January 1st:** Upon a motion made by Steve Sparta, seconded by Adrienne Kirby and carried, the Board of Directors designated the bulletin board as the official posting location of the meeting agenda.

**Window Washing:** Upon a motion made by Adrienne Kirby, seconded by Steve Sparta and carried, the Board of Directors accepted the proposal from Elite Structural Services for a price of \$17,685. Additional funds will be required to rent equipment for the work that needs to be done below the 33<sup>rd</sup> floor on the Union Street side of the building. Special Cal Osha permission and approval will be necessary.

**UNFINISHED  
BUSINESS:**

**Proposed Aggressive Dog Policy:** The Board asked the

committee to review the proposed dog policy drafted by Jon Massie the HOA's counsel and create a comprehensive dog registration form including breed, history, insurance etc. to be presented for Board review.

**Master Association:** The board updated the membership that the Master Association has not met and there is nothing new to report.

**Holiday Bonuses:** Donations for holiday bonuses will be completely voluntary. The committee will send a letter to Homeowners and residents with suggested amounts for donations.

**NEXT MEETING**

**DATE:** The next Regular Session of the Board of Directors meeting will be held on November 15, 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 7:20 p.m.

**ATTEST:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

