

THOUSAND OAKS CONDOMINIUM

Board Meeting Minutes

March 6, 2024

The meeting was called to order at 7:04 PM with all board members present. The November 14, 2023 meeting minutes were read and unanimously approved.

Sherry reported on the finances of the condominium noting the total assets and amount in reserves.

All dryer vents were inspected and some were cleaned. There were issues with a couple of vents holding a lot of water and many covers not being sealed. It was decided that it would be best to replace all vent covers. The cost is estimated at \$10 per cover and we need them for down stairs units only.

Bryan gave a proposal to repair the gutters on all buildings at a maximum cost of \$3,000. If the gutters were completely replaced, it would cost us \$30,000. A motion was made to accept Bryan's proposal and it was unanimously approved.

The pool is now closed at dusk as per health department rules.

We have an owner who repeatedly violates property rules by not removing his dog's waste from the grounds. He is also disrespectful by leaving his work trailer on property, leaving many pairs of shoes outside, and putting plants at his door. A fining committee may need to be established.

Unit 7A is having difficulty with excess moisture inside. Bill will assess what is going on.

The meeting was adjourned at 7:46 PM.

Mary Ellen Ottman,  
Thousand Oaks secretary