

PINNACLE MUSEUM TOWER OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
September 20, 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 September 20, 2007 at the hour of 6:00 p.m. in the Amenity Room.

ATTENDANCE:

Directors Present: Chris Eddy, President
Ken Hawkins, Vice President
Adrienne Kirkeby, Secretary
Roger Dyer, Treasurer
Steve Sparta, Director

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 6:09 p.m. by Chris Eddy, Board President.

**EXECUTIVE
SESSION
DISCLOSURE:**

The Board of Directors disclosed proceedings in the Executive Session:

- Renewal of Insurance, janitorial and engineering contracts
- A brief update/discussion took place regarding both the SB 800 and Master Association
- Approval of the foreclosure decided in Executive session
- Progress with the Children's Museum
- Approval of Executive Session Minutes

**LITIGATION
COMMITTEE:**

Upon a motion made by Ken Hawkins, seconded by Steve Sparta and carried, the Board of Directors agreed to establish an ad hoc litigation committee, ask Jim Roberts to head it up, have Roger Dyer as a Board liaison and as many as three volunteers from the membership.

APPROVAL

OF MINUTES: Upon a motion made by Roger Dyer, seconded by Ken Hawkins and carried, the Board of Directors approved the minutes from the Regular Session on August 16, 2007.

**FINANCIAL
REPORT:**

The Board of Directors reviewed the financial statement for the periods ending August 31, 2007. Upon a motion made by Ken Hawkins, seconded by Roger Dyer and carried, the Board of Directors accepted the August 2007 financial reports as presented subject to the auditor's year end report.

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

| APN | BALANCE | LAST ACTION | NEXT ACTION | COMMENTS |
|---------------|---------|-------------|-------------|--------------|
| 535-042-09-61 | 1858.00 | Pre-Lien | LIEN | APPROVE LIEN |

Upon a motion made by Ken Hawkins, seconded by Adrienne Kirkeby and carried, the Board of Directors approved to refer the above stated account to the Association's attorney to proceed with the stated collection action.

NEW BUSINESS: Proposed Policy on Aggressive Dogs: This topic has been tabled until the next Board meeting.

**COMMITTEE
REPORT:**

The committee leader updated the Board on the topics currently concerning the committee. Among these topics are: money in the reserve account, the progress on implementing the water detection system and proposed changes to the amenity room reservation forms, such as, designating hours parties will be allowed to spill out on to the deck, raising the capacity of both rooms and placing reservation fees on a scale.

**HOMEOWNER
OPEN FORUM:**

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

- The topic of aggressive dogs and concerns regarding a possible policy,
- Shopping carts in parking spaces and what is being done about the issue.

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NEXT MEETING

DATE: The next Regular Session of the Board of Directors meeting will be held on October 18, 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 7:15 p.m.

ATTEST: _____ **DATE:** _____