

**PINNACLE MUSEUM TOWER ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
October 15, 2008

**OPEN SESSION MINUTES**

**NOTICE OF  
MEETING:**

Upon due notice given and received, an Open Session of the Pinnacle Museum Tower Association Board of Directors was held on October 15, 2008 at 6:00 p.m. in the Amenity Room.

**ATTENDANCE:**

Directors Present: Chris Eddy, President  
Steve Sparta, Vice President  
Pete Thistle, Secretary  
Roger Dyer, Treasurer  
Jim Cox, Director

Also Present: Bruce Heckman, The Prescott Companies  
Rob Hussey, The Prescott Companies

**CALL TO  
ORDER:**

Chris Eddy, President, called the meeting to order at 6:14 p.m.

**EXECUTIVE SESSION**

**DISCLOSURE:** The Board of Directors disclosed proceedings in the Executive Session:

- Hearings conducted
- Approval of minutes
- No collections
- SB800 update; move forward with Complaint

**APPROVAL  
OF MINUTES:**

Upon a motion made by Roger Dyer, seconded by Jim Cox, and carried, the Board of Directors approved the minutes from the Open Session on September 18, 2008, as presented, with Steve Sparta abstaining.

**FINANCIAL  
REPORT:**

The Board of Directors reviewed the financial statements for the period ending September 30, 2008. A summary of the financial activity is as follows:

	<b><u>September 2008</u></b>
Operating Assets:	\$201949.17 (\$16,174.43 Delinquencies)
Reserve Assets:	\$412,193.54
YTD Total Assets:	\$614,174.43

**Motion:** Upon a motion made by Jim Cox, seconded by Roger Dyer, and carried, the Board of Directors accepted the September 2008 financial reports as presented subject to the auditor's year end review.

**COLLECTIONS:** There are no collections at this time.

**INVESTMENTS:** There are no investment decisions to be made at this time.

**COMMITTEE  
REPORT:**

Hossein Khadiri, Committee Secretary, presented the following information as recommendations of the Committee from a meeting held on October 6, 2008:

- Welcome Package: The Committee continues to work on a Welcome Packet for new residents.
- Architectural Review Committee: An inquiry as to the logistics of the ARC was made.
- BOD Representative: The Committee requested representation from the Board of Directors to be present at the monthly Committee meeting.
- Bike Cage Rules: The Committee requested Management to create a set of rules for the bike cages.
- 2009 Budget: The Committee presented a template for the accounting of the Budget
- Pool Area Enhancement: The Committee mentioned aesthetic areas of concern surrounding the pool.
- Amenity Room Rules: The Committee supports changes in the Amenity Room Rules.
- Dtect System: The Committee supports moving forward with next steps regarding the Dtect System.
- Sensor on Plaza: The Committee suggests it is the Children's Museum's responsibility to install such an item.
- Renter's Insurance: The Committee requires more information.
- Communication: The Committee recommends sharing information with the neighboring communities.

Stan Marder, Social Committee, announced a meet and greet to be hosted by Tabule on October 28, 2008.

**NEW BUSINESS:** 2009 Budget: Management provided the Board of Directors with the proposed 2009 Budget. The budget reflects an assessment increase of 5.18% which includes an increase of \$34 per unit per month for reserve funding.

**Motion**: Upon a motion made by Roger Dyer, seconded by Jim Cox, and carried, the Board of Directors approved the 2009 Budget as amended with Pete Thistle recusing himself.

**Inspectors of Election**: The Board of Directors was presented with proposals from HOA Elections of California, Inc. (\$598.00) and The Inspectors of Election (\$1,215.00) to oversee the election process for the Association's Annual Meeting scheduled for January 15, 2009.

**Motion:** Upon a motion made by Chris Eddy, seconded by Steve Sparta, and carried, the Board of Directors approved the proposal from The Inspectors of Election for \$1,215.00, if they would include the ballot for the Dtect water system in the cost.

**Nominating Committee:** Management suggested to the Board of Directors the formation of a Nominating Committee may help encourage other Members to run in the next election. The Nominating Committee should consist of a Board Member (not up for election) and two Homeowners.

**Motion:** Upon a motion made by Steve Sparta, seconded by Roger Dyer, and carried, the Board of Directors approved the creation of a Nominating Committee.

**Motion:** Upon a motion made by Roger Dyer, seconded by Steve Sparta, and carried, the Board of Directors agreed to have Candidate's Night on November 19, 2008.

**Resident Request Plumbing Repair:** Management presented two invoices from a resident who experienced a clog in the common line on May 8, 2008 and September 10, 2008.

**Motion:** Upon a motion made by Chris Eddy, seconded by Roger Dyer, and carried, the Board of Directors agreed to reimburse the resident \$240.

**Resident Request Locksmith:** Management presented a request to the Board of Directors from a Homeowner who locked himself out of his unit and incurred a cost of \$135 to hire a locksmith to gain access to his unit.

**Motion:** Upon a motion made by Roger Dyer, seconded by Jim Cox, and carried, the Board of Directors rejected the Homeowner's request for reimbursement.

**Resident Request Move Fee:** Management presented a request to the Board of Directors from a Homeowner who moved items out of his unit and did not feel he should have to pay the move fee. He asked to be reimbursed \$250.00.

**Motion:** Upon a motion made by Roger Dyer, seconded by Steve Sparta, and carried, the Board of Directors rejected the Homeowner's request for reimbursement.

Resident Request Window Replacement: Management presented a request to the Board of Directors from a Homeowner whose windows were damaged during the building's first window washing. The proposal presented by Starline Windows Inc. (\$19,254.93) to replace thirty-four (34) windows was reviewed by the Board of Directors.

**Motion:** Upon a motion made by Chris Eddy, seconded by Roger Dyer, and carried, the Board of Directors asked Management to investigate past correspondence and minutes to find the original window washing company and make a claim against their insurance carrier.

CO Sensor Calibration Proposals: The Board of Directors was presented with proposals from AC Energy Systems (\$2,254.00) and Facility Automation Systems (\$3,900.00) to calibrate the Association's twenty-six (26) CO Sensors as required by OSHA.

**Motion:** Upon a motion made by Chris Eddy, seconded by Roger Dyer, and carried, the Board of Directors approved the proposal from AC Energy Systems for \$2,254.00.

Concierge-At-Large Request: CAL representatives submitted a request to give the concierge staff Thanksgiving, Christmas, and New Year's Day off or approve a modified holiday schedule.

**Motion:** Upon a motion made by Chris Eddy, seconded by Roger Dyer, and carried, the Board of Directors denied the request.

Holiday Letter: Management presented a holiday letter to the Board of Directors to be set to all residents of the Pinnacle Museum Tower asking for monetary gifts for the building's hourly staff.

**Motion:** Upon a motion made by Steve Sparta, seconded by Jim Cox, and carried, the Board of Directors approved the letter.

**OLD BUSINESS:** Ratification of Crime Policy Inclusion to Association's 2009 Insurance: The Board of Directors approved the addition of the Crime Policy to the Association 2009 Insurance via unanimous written consent. The Board of Directors was asked to ratify their decision.

**Motion:** Upon a motion made by Pete Thistle, seconded by Jim Cox, and carried, the Board of Directors ratified their decision to include the Crime Policy to the Association's 2009 Insurance.

Camera Proposal: Management re-presented the camera proposal from Siemens (\$10,550.00) to add four (4) cameras to various

areas throughout the building. The proposal was included in the previous board meeting where the Board of Directors asked to take a second look for cost consideration. Management suggested adding it to the 2009 budget and performing the work then.

**Motion:** Upon a motion made by Steve Sparta, seconded by Roger Dyer, and carried, the Board of Directors amended the 2009 Budget to include the cost of the cameras.

**Motion:** Upon a motion made by Chris Eddy, seconded by Roger Dyer, and carried, the Board of Directors accepted the proposal from Siemens to install the additional cameras for \$10,550.00 beginning in January 2009.

**Proposed Amenity Room Rules Change:** Management and The Committee each presented changes to the Amenity Room Rules for the Board of Directors to consider.

The Board of Directors took no action on this item and asked for it to be tabled for discussion on a later date.

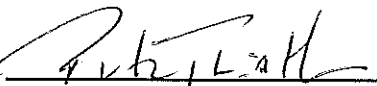
**CHILDREN'S  
MUSEUM:**

The Board of Directors discussed with the Membership present the events that occurred at the Children's Museum Gala held on October 11, 2008. The Board of Directors believes the Children's Museum did a good job following the requirements requested of the Pinnacle Museum Tower.

**NEXT MEETING**

**DATE:** The next Open Session of the Board of Directors meeting will be held on November 19, 2008 at 6:00 p.m.

**ADJOURNMENT:** With no further business to come before the Board of Directors at this time, the Open Session adjourned at 8:16 p.m.

**ATTEST:**  **DATE:** 11/19/08