

MEADOW LAKE ADVISOR

SPRING WALK THROUGH

Soon it will be time for the Meadow Lake Association Board of Directors to make their annual "Spring Walk Through." This team effort allows us to examine each building for damage that may have occurred over the winter, and to make arrangements for repair.

While we carefully look over the exterior of each building, something that needs attention still may be missed. If you know of something at your Unit (or your building) that needs fixing – downspouts, window repair, brick damage, etc. – please drop a note in the Association Drop Box. That will be a tremendous help in keeping Meadow Lake a place you can be proud to reside in.

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AIR CONDITIONERS

Meadow Lake is now 19 years old. It seems that the air conditioning units are feeling their age. Our By-laws clearly state that the Association is only responsible for the replacement of the compressor. All other fees incurred in replacing an air conditioner are the responsibility of the Co-owner. Three different attorneys have read our By-laws and agree with this interpretation of monetary responsibility.

However, each new compressor costs approximately \$900! The Association simply cannot afford 72 new air conditioner compressors (72 x \$900 = \$64,800!!!).

Your Association Board Members are currently working on a policy/procedure for all Co-owners to follow when their air conditioning unit needs attention. This will be mailed to you via U.S. Mail in the near future and we ask that you put it with your copy of the By-laws for easy reference.

In essence, the procedure will be:

1. Call a Board Member when your air conditioner stops working (yes, this can be considered an emergency when the weather is hot and uncomfortable).
2. A Board Member will then call out a *trusted* vendor to look over your air conditioner and diagnose whether it can be repaired (rather than replaced).
3. The trusted vendor will work with the Co-owner to set up a mutually satisfactory time to repair the air conditioner.
4. Just as when you have a car accident, you must first contact your insurance company and let them take the lead in the repair – this is how it must be with broken air conditioners at Meadow Lake. Individual Co-owners cannot replace their air conditioners and then just submit the bill to the Association for reimbursement for the compressor portion.



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Our deepest sympathy goes out to Jackie Laethem on the passing of her husband, Joe.

Jackie and Joe are original Co-owners here at Meadow Lake.

WATER BILLS

