



condo queries

Robert M. Meisner

Q. We are a wealthy condominium project where the units are in excess of \$400,000. The board, however, is unwilling to hire a management consultant, seek legal advice or have the books audited by a CPA firm. They basically have what I would call a "country club" mentality. What can I do to convince them otherwise?

A. Perhaps these affluent but naive directors should be reminded of the liabilities attendant with serving on a board of directors of any corporation, be it for profit or not for profit. Ask these directors whether they would run their own business or professions without the benefit of legal counsel, or certified public accountant and/or managerial assistance and consultation where necessary.

Remind them also that they are personally liable for the acts or omissions of the board of directors of the association and they can be sued and held liable for their misdeeds, actions or omissions. Remind them also that they have fiduciary responsibility to operate in the best interests of the association and that their misguided penuriousness could come back to haunt them.

Q. We have purchased a building on a land contract and wish to close on it in the near future. When we purchased the property, the land contract seller said that it was not necessary to give us title commitment but that would be done when the land contract was paid off in three years. Was he correct?

A. It is important that you understand that status of title when you sign the land contract, particularly in regard to any other underlying mortgages or other encumbrances on the property. It is possible, of course, that you could be paying the land contract seller monthly payments when there is an underlying mortgage and/or other claimed interest in the property which are either prior to or are in excess of the balance owed to the land contract seller by you.

You should immediately get a title search made to ascertain that status of title of the property in question. You should also ensure that you have a purchase agreement for the property, notwithstanding the fact that you are entering into a land contract and have an attorney represent you at the time of closing in order to see that everything is in order.

Showing constructions

Small constructions by Sharon Que are in the "Artists Choose Artists" exhibit at Detroit Focus Gallery through Feb. 6. At left is "Untitled." It is made of wood, glass, wire and paint, 36 inches high. At right is another "Untitled," this one made of ceramic and wood, 24 inches high. The gallery, 743 Beaubien, Detroit, is open noon to 6 p.m. Wednesday-Saturday. Opening reception is 6-8:30 p.m. Friday.

Local art chosen for traveling exhibit

Mark Arminski of Royal Oak is among 11 artists sharing \$2,610 in purchase awards in the Seventh Annual Alma College Statewide Print Competition. His photo-aided intaglio titled "Homage to a Performance" won the \$150 alumni association purchase award.

"The prize winners are those prints I found most satisfying to my eyes," said juror David Becker, a professor of art at the University of Wisconsin. The purchase award prints become part of Alma College's permanent collection. Two other area artists, June A. Klepach of Birmingham and Frances H. Quint of Southfield, have prints in the exhibition. Quint has two, a serigraph, "One Way Street," and a wood engraving, "Snowballs." Klepach's is a cliché-verre titled "Her Face."

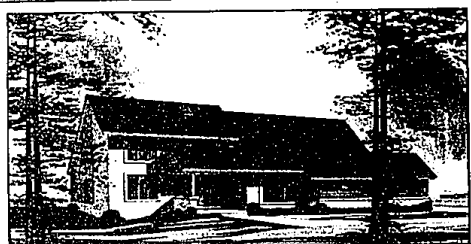
For the competition exhibition, Becker selected 41 prints by 33 Michigan artists. "I selected the prints in this exhibition according to my perceived sense of structure and

an inner content independent of subject matter," said Becker.

After being exhibited in Alma's Flora Kirsch Beck Gallery from Nov. 7 through Dec. 11, the competition exhibition is traveling to six other galleries throughout Michigan from January through October: Michigan Technological University in Houghton, Jan. 3 to Feb. 18; William Bonifay Art Center in Escanaba, Feb. 24 to March 27; Virginia McCune Arts Center in Petoskey, May 1 to May 30; Wayne State University in Detroit, June 7 to July 30; Jesse Besser Museum in Alpena, Aug. 19 to Sept. 23; and the University of Michigan in Ann Arbor, Oct. 3 to Oct. 22.

The Michigan Council for the Arts, the Saginaw Community Foundation and the Arts Foundation of Michigan helped fund the Alma College Statewide Print Competition, which was open to any artist at least 18 years of age who is a current Michigan resident.

Brookdale West



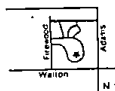
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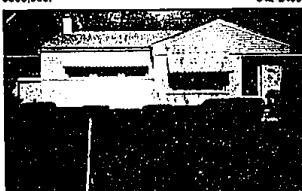
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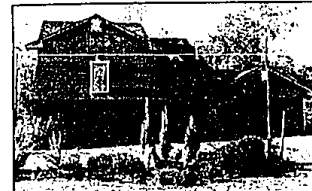
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