

Condo Board Meeting Minutes

January 11, 2005

Present: Sam, Kjers, Terry, Judi, Mark and David
Meeting called to order at 7:12pm.

Meeting minutes for last month were reviewed and approved.

Budget for 2004: Judi had a draft of the final numbers for last year. We are doing well – reserves are healthy. The plan is to create a new line item that is for future large projects – this money will be held for the improvement and maintenance of the building as a whole.

Ongoing Business:

Community Committee: Hope it's going well – can't wait to hear what Greg has up his sleeve!

Budget Maintenance Committee: Mark & Judi put together a list of on-going projects, categorized by whether they are Repairs or Improvements, and then made note if they were Long Range (5+ years), Medium Range (3-5 years) or Short Range (1-2 years). Once this list is populated with actual dollar amounts, it will give us an eagle-eye view of what we need to save in reserves so that when these repairs come up, we will have the savings to pay for them. Now this doesn't mean that for huge projects like a roof replacement, there wouldn't be a special assessment, but the general rule of thumb (provided by Alan) is that for special projects of that scale, you should pay for 50% out of savings and 50% with a special assessment. Mark mentioned there is also a website out there that has guidelines for Associations for things like this – Terry volunteered to do some research to find it.

Front Porches (painting):

David looked at the different options (if owners want to do it themselves, do just the prepping themselves, or have the whole thing done). He went to Thybony and asked for an estimate of what it would be to have everything prepped and painted as a starting point. We can then scale down from there depending on how much individual owners want to do themselves. David will also have another company come out and give an estimate so we can compare. The estimate will be just for labor, it doesn't include the paint. He should have both quotes for the next meeting.

Snowblower:

Mark did some research and brought in three choices for review: 2 Toros and an Ariens. Judi checked out Sam's and Costco and didn't find anything that would fit our needs. David wants to look into some other options as well (Hondas) and volunteered to do some research for other models at a comparable price (around \$600).

New Business:

Standing Committee Reports: See above.

Heat tapes:

The ice build-up on the North side of the building was because the heat tapes had been turned off. Mark turned them on and the ice cleared up within a couple of hours. We need to leave these turned on!

Water in Basement of 5920:

David thinks the water is leaking from the boiler, not from one of the units. Alan has come out to look at it but hasn't begun to work on the problem yet – Judi will email Alan tomorrow to get him to take care of it.

4 Stack Volunteers:

Can we have someone from each stack who is going to watch the light bulbs and replace those which are out and also watch for ice and put out anti-slip stuff when necessary? The folks who were at the meeting volunteered to watch their own stacks, and Mark volunteered to take 5924.

Salt:

Sam wants to use pet-friendly salt. It's more expensive, however. It came down to we'll use whatever people are proactive enough to buy.

Holiday Lights:

Terry volunteered to take them down and store them for next year.

Maintenance Calls:

Judi is finding it difficult to match up old bills as they come in – they come in late and with no identifying information on them. We are therefore asking the owners, if they call Alan to order repairs, to also be so kind as to send an email to Judi letting them know that the call has been made. That way she'll be able to track the kinds of repairs that are needed for our building in order to better project for the need for these repairs in our budget. Judi has also asked Alan to provide her with more identifying information on the bills, when possible.

Miscellaneous:

David mentioned that 2 of the units in the building to the north of us have been broken into (both Garden units). Just to be aware that there is a risk and **please remember to make sure the gates both in the front of the building (North gangway and Main Entrance) and in the back (parking lot) are pulled closed behind you! This is a security issue, so please take the extra moment to make sure all our goodies are safe!**

The building north of us just switched management companies to Alan Gold – David suggested we might be able to combine forces and get some package deals with landscaping and maintenance – we will talk to Alan about this when he is here at the February meeting.

David mentioned as an f.y.i. that unless our unit security systems are registered with the City, the Police will not come if the alarm goes off.

Meeting was adjourned at 8:36pm.