

**GREENSBORO CONDOMINIUM HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES-BOARD OF DIRECTORS MEETING**

Tuesday January 23, 2018; Party Room

Attendees:

Board Present: Tim Hilger, Jane Kaufenberg, Daniela Hofer, Deb Wolkenbrod, Cindy Benzaquen, Bill Theobald, Arlene Bleecker and Melissa Burrows

Gassen Company: Shayne Damian Property Manager and Ashley Henry; Recorder

Homeowner Forum: No homeowners present

The board of directors did discuss the issues regarding the plowing company. Tim stated that the plowing company had failed the Association. When there is 2 inches of snow they are supposed to out at the Association to shovel and plow. They have 24 hours to get the lot cleaned. They do need to do a plow through as soon as possible. The plowing company can only use rubber blades throughout the association due to the new seal coating. Ric and Brandon did shoveling throughout the Association.

Ric had stated that “The plowing company’s front end loader did break down. When they were plowing homeowners would be coming and going and they would be in the way for the plowing to be completed correctly.”

Shayne is going to speak with the snow plowing company regarding the issues that were discussed.

Call meeting to order:

President Tim Hilger called the meeting to order at 6:52 PM.

Approval of Agenda:

Melissa moved to approve the January 2018 Agenda, Jane seconded. Motion carried.

Additions:

Buy a new snow blower for the Association

Committee Reports:

Social: none at the time

Party Room: none at this time.

Landscaping: none at this time

Secretary’s report:

Bill Motioned to approve the December 21st board meeting minutes. Cindy Seconded. Motion carried.

Treasurer’s Report: Jane Motioned to approve the 2017 Year End Financial report as Presented. Melissa seconded. Motion carried

Shayne is going to reach out to Michael Mullen’s office in to regards of the year end Audit. We should have a draft of the audit by the end of February.

Management Report

ACTION ITEMS:

Snow blower: Tim asked for the motion for \$2000.00 to purchase a new snow blower for the association. Daniela motioned. Cindy seconded. Motion carried.

We do need to get three different prices for the snow blowers. Arlene thinks that Ric should pick out what kind. Ric is going to price check it and run it through Shayne
5541 Snow supplies- the snow blower will come out of this GL Code.

Annual Meeting Date: Thursday, April 26, 2018, meeting check in at 6, meeting start at 6:30pm
Tim asked for a motion. Deb motioned, Melissa seconded. Motion carried

The annual meeting is going to be held at the same location as last year.

Working meeting session will be Tuesday, April 24, 2018

Responsibility Matrix: Add detached garages to the matrix. Shayne is going to send an email to all homeowners with the matrix. Shayne is also going to include it in the annual meeting notice in April. Melissa motioned, bill seconded, motion carried.

Detached Garage Reserves:

We had received an opinion for one attorney. He had given us wrong information. We did get a second opinion for Freadra. We are not obliged to have garage Reserves.

We had one (1) garage fund for the condo and two-bedroom garages.

FHA Financing

Now that there is no Litigation we can take the steps to become FHA approved. Right now, with the associations delinquencies and the number of rentals the Association is in a good spot to apply for FHA.

There is an application that needs to be completed. Gassen Companies Inc. will complete the application and will gather any other information that is needed. Because of the amount in your reserves you will have to increase your insurance crime policy. Right now, you are insured for \$2 million. Your reserves are well above that amount. With upping the coverage, it will cost the Association an additional \$400.00 annually

More information will be given next month in February.

Pet waste Notice

We are going to post notice. Going to look at a bag dispenser container.

Window Caulking Project: Daniella, states that we should have “Ginny pigs”. Have a condo, a two-bedroom, and a three-bedroom. Test everything out before we go into full swing with the project. We will have a price for each unit. If the homeowners are going to put new windows in they will not have to pay the caulking.

PENDING ITEMS:

Nature’s Garden 5-year plan: She is coming in February

Minneapolis Lock and Key: Was contacted for anti-break in guards for the entry doors. They came out and measured and priced out for all 12 doors will cost right around \$800.00 with installation included.

We have replaced batteries in the fob door systems that were 5 years old. We also changed the batteries in the emergency lights.

Bill motioned, Arlene seconded. Motion carried.

Security Cameras in condo Entryways: We have removed this from the report.

Collections: Shayne is contacting homeowners regarding their balances and trying to help them get their accounts figured out.

Party room remodel: as of today, the last reimbursement Ric had to go out and buy. We had a \$50,000.00 not to exceeded, we came in at \$48,324.46. All future purchases for the partying room will come out of the 2018 operating funds.

Open house for the party room: have the open house the night of the annual meeting. After the meeting is over invite all homeowners to the Party room for food.

Terry stated that he would do it. Bill will contact Terry to see how much it will cost. Otherwise Melissa will take care of the open house.

Melissa Moved a motion to approve the management report as presented. Deb Seconded. Motion Carried.

ADJOURNMENT:

Jane Moved to adjourn the meeting at 8:00PM. Bill and Melissa Seconded. Motion Carried.