

**Greensboro Condominium Homeowners Association
Meeting Minutes – Board of Directors Meeting
Thursday, March 16, 2017, Party Room, 6:30 PM**

Board Present: Tim Hilger, Daniela Hofer, Deb Wolkenbrod, Jack Chesney, Mark Stilley and Jane Kaufenberg

Board Absent: Cindy Benzaquen, Bill Theobald, and Daniela Hofer

Gassen Company: Shayne Damian, Gassen; Trisha Daye; recorder

Other: Ric Halquist and Orion Stimple,

Homeowner Forum:

1. Flood Plain- The northwest quadrant of Greensboro is in 100-year plain per Wells Fargo Mortgage; requires units to have flood insurance. Board is addressing with attorney.
2. Speed Bumps- looking into speed bumps or speed limit signs
3. The balcony of 7412-312 will be reimbursed for unfinished work; once weather becomes better, work will be re-done and recharged; Board will look into

Call Meeting to Order:

President Hilger called the meeting to order at 6:59PM

Welcome:

Shayne Damian is the new Greensboro Property Manager.

Additions:

Delete old business – repair plan for condo lightbulbs; put on hold

Approval of Agenda: Mark motioned to approve the agenda as amended, Jack seconded. Motion carried.

Committee Reports:

Social: The number of owner occupied units has decreased. Correspondently, the number of rental units has increased. No specific numbers or ratios were given. Vacancies have increased; Ric will be providing a list of new people moving in and deliver the list to Gassen.

Deb moved to approve the Social Committee report. Jane seconded. Motion carried.

Treasurer's Report:

Board will be providing more detailed reports at March 2017 board meeting.

Jack motioned to delay the treasurers report until March 2017 board meeting. Jane seconded. Motion carried.

Secretary's Report:

Mark moved to approve the February 2017 Board Meeting Minutes. Jack seconded. Motion carried.

Management Report

Next Board Meeting will be April 20th, 2017.

Annual Meeting will be April 27th, 2017.

Pool opens Memorial Day; closes Labor Day.

The boiler room in 7316 was recently broken into. Ric put the door back and framing back together, strengthening both components. He re-strengthened the 3 boiler rooms; nothing was taken

NOTICE OF 2017 UTILITY RATES-

The City of St. Louis Park annually reviews its utility rates and takes into consideration the current year budget for operations, the multi-year Capital Improvement Plan and the Long-Range Financial Management Plan in determining if current rates will allow each utility fund to remain sustainable in the long term. Based on these analyses, the City Council authorized an increase to the city's utility rates for 2017. **The 2017 rates are effective for billing periods beginning after January 1, 2017.**

Water Utility

The water consumption rate has increased from \$1.66 to \$1.78 (7.33% increase) per unit for 0 - 40 units of water used, \$2.07 to \$2.21 per unit for 41 - 80 units of water used, and \$3.09 to \$3.31 (7.44% increase) per unit for all units used over 80 for 2017. One unit equals 750 gallons. (Average= 7.38% increase)

The quarterly service charge for residential water (a fixed fee to partially offset the cost of making water available to you) has changed as well. After conducting a Water Rate Study, the city has adopted a phased approach to the fixed fee that completely offsets the cost of making water available to customers and allows the city to be less dependent on consumption fees. The service charge for a standard residential meter increased from \$22.35 to \$24.79 for 2017. (10.92% or just under 11% $\$24.79 \times 4 = \$99.16/\text{year}$)

Sanitary Sewer Utility

The sanitary sewer consumption rate has increased from \$3.07 to \$3.28 (6.84% increase) per unit of water used for 2017. The sewer rate is calculated based on your winter water consumption.

The quarterly sewer service charge (a fixed fee to partially offset the cost of making sanitary sewer service available to you) increased from \$15.68 to \$16.78 (7.01% increase) for 2017.

Storm Drainage Utility

The quarterly storm drainage rate (pays for flood control projects and storm water drainage) increased from \$21.30 to \$21.83 (2.5% increase) for 2017.

Notice of Pending Litigation Statement-

“The Greensboro Condominium Association (the “Association”) is the plaintiff in a lawsuit commenced in Hennepin County District Court entitled *Greensboro Condominium Association v. Schoenfelder Renovations Inc.* The Association has brought this action against the contractor who renovated the buildings at the Association in 2012. The lawsuit alleges there are defects in the manner in which the stone sill head joints were sealed which has caused damage to the masonry veneer below.”

Old Business:

New Business: Shayne spoke with Asphalt Associates- working on a cost-effective solution to the sink hole in the pavement.

ADJOURNMENT:

Jane moved to adjourn the meeting at 7:36pm. Mark seconded. Motion carried.