

GREENSBORO CONDOMINIUM HOMEOWNERS ASSOCIATION

MEETING MINUTES-BOARD OF DIRECTORS MEETING

Thursday, April 21, 2016, Party Room, 6:30 pm

Attendees:

Board Present: Tim Hilger, Jane Kaufenberg, Bryan Johnson, Cindy Benzaquen and Luke Juhl, Daniela Hofer and Jack Chesney

Board Absent: Mark Stilley

Gassen Company: Nancy Lewin, Property Manager and Apryl Lamberger; Recorder

Staff: Orion Stimpel and Ric Hallquist

Nature's Garden/Landscape Committee Presentation - Dorothy presented information to the Board regarding the cistern project and the retaining walls.

Homeowner Forum:

Two Owners in attendance. Decks discussion from HIA project. Decks are regular maintenance items and need to be maintained/painted every 4-5 years. For 2016 project, all concerns and comments need to go through Management.

Call Meeting to Order:

Meeting was called to order at 7:40PM, Quorum was established.

Approval of Agenda:

Jane moved to approve the April agenda as amended. Luke seconded. Motion carried.

Additions: Action Item: Stone Valley

New Business

Blue Ox and Ben Franklin - sewer line cleaning

Laundry room policy review

Committee Reports:

Social Committee: Nothing to report.

Landscape Committee: Nothing to report.

Secretary's Report:

Luke moved to approve the March 17, 2016 Board Meeting Minutes. Bryan seconded. Motion carried.

Treasurer's Report:

Daniela moved to approve the December 2015, January 2016, and February 2016 financials before audit, January and February 2016 with the note that the balance sheet by cost center has to be corrected and balanced out in March 2016. December 2015 and January and February 2016 overall consolidated was correct. Luke seconded. Motion carried.

Luke moved to approve the March 2016 financials consolidated by cost center. Cindy seconded. Motion carried.

MANAGEMENT REPORT ACTION ITEMS

Bredahl Plumbing 5 RPZ rebuilds (required)

Luke moved to approve the Bredahl bid with replacement of 5 valves only for \$3,610. Four of these valves are in each Condo boiler Room and one in the pool mechanical room. Cindy seconded. Motion carried.

Volunteer Insurance/American Family

Luke moved to approve the \$350 annual premium for volunteer insurance through American Family. Jack seconded. Motion carried.

7301 & 7305/SavaTree, tree removal

Jane moved to approve the Savatree proposal to remove the crab apple at 7301 W. Franklin in the amount of \$407.00. Luke seconded. Motion carried.

Horizon Pool, sand filter

Luke moved to accept the Horizon pool quote and work in the amount of \$1,833.87; with the exception of the lateral portion that wasn't done in the amount of \$399.20 (pre-taxed). Laterals were inspected but no action was needed. Bryan seconded. Motion carried.

Twin City Hardware

Luke moved to accept the Twin City Hardware bid for new fire doors in the amount of \$982.34 for the 7316 building and \$1,030.28 for the 7412 building. Daniela seconded. Motion carried.

Blue OX, 7316 Bldg, jetting/faucets/power jet/Roof vents

Cindy moved to approve the Blue Ox bid in the amount of \$1,747.00 for the power jet roof plumbing only. Jack seconded. Motion carried.

Blue Ox, 7417 Bldg, Jet Sewer Main

Jane moved to approve the Blue Ox bid for the 7417 -- 7453 buildings (two bedroom townhomes) to jet and camera as needed in the amount of \$3,230.00. Bryan seconded. Motion carried.

Westar Electric, parking lot proposal/lighting

Tabled to May meeting

Metro Cleaning, dryer vent cleaning

KMS previously approved to perform services. Management reviewing KMS pricing vs. Metro Cleaning pricing.

Hage Concrete Revised Bids:

Daniela moved to approve area C in the amount of \$13,936.00 to be paid out of common reserves. Luke seconded. Motion carried.

Cindy moved to approve Area B in the amount of \$8,528.00 to be paid out of common reserves. Jack seconded. Motion carried.

Landscape Items:

- A. Cistern Project Condo Building Plantings \$18,717.00
 - Luke moved to approve the cistern project as described, pending formal quote. This approval does not commit Greensboro to doing the project. This approval is the approval to move forward to get additional information and determine at a future time whether we'll do the project. Jack seconded. Motion carried.
- B. Revised bid, Franklin Avenue Plantings, 7453 to 7341 \$44,000.00
 - Pending- Dorothy to advise.

DMR Tuckpointing

\$50,260.00 total broken out

Daniela moved to accept the bid from DMR Tuck pointing as follows: Condo \$8,800 (to be paid out of Condo reserves), Two Bedroom townhomes \$17,600 (to be paid out to 2 bedroom reserves), Three bedroom townhomes \$17,600 (to be paid out of 3 bedroom reserves) and Common \$1,760 (to be paid out of common reserves). Plus material to be split between the cost centers with a down payment of \$8,900.00. Bryan seconded. Motion carried.

Stone Valley

Bryan moved to pay \$10,400.00 down payment to Stone Valley from the condo reserves. The cost of the project will be charged back to each individual homeowner for the cost of their balcony for the Condo deck project. Luke seconded. Motion carried. As a reminder, homeowners have until 12/31/16; to pay for the work done.

Laundry room policy

Bryan moved that no items can be left for trade, swap or materials in the laundry. Jack seconded. Motion carried.

Courtyard Project:

Daniela moved to approve the Courtyard down payment to Natures Garden, LLC not to exceed \$9,000.00. Luke seconded. Motion carried.

CONFIRMATION OF NEXT BOARD MEETING DATES: April 28th-Annual Meeting and May 19 Board meeting.

ADJOURNMENT: Jane moved to adjourn the meeting at 9:15 PM. Jack seconded. Motion carried.