

**Greensboro Condominium Homeowners Association
Meeting Minutes – Board of Directors Meeting
Thursday, May 18, 2017 Party Room, 6:30 PM**

Board Present: Tim Hilger, Daniela Hofer, Deb Wolkenbrod, Jane Kaufenberg
Daniela Hofer, Bill Theobald, Arlene Bleecker, Cindy Benzaquen and Melissa Burrows.
Gassen Company: Shayne Damian, Gassen; Apryl Lamberger; recorder
Other: Ric Hallquist and Orion Stimpel

Homeowner Forum:

A friendly reminder to all homeowners; if you have any issues or feedback please reach out to Management or the Board. As always, we encourage any homeowner to come to Board meetings.

Last month the BOD Meeting Minutes stated that there were 112 rental units. Management came back with a final number of 98 total rental units throughout the Greensboro Square complex.

Call Meeting to Order:

President Tim Hilger called the meeting to order at 6:35PM

Approval of Agenda:

Bill motioned to approve the May 18, 2017 agenda as amended below. Melissa seconded. Motion carried.

Additions:

New Business: Update on the redesign of the community building

Committee Reports:

Social:

Nothing to report.

Landscaping:

Daniela and Tim provided a quick update on landscaping items. Dorothy with Nature's Garden LLC is on track with the pollinator garden along Franklin Ave as well as the rain garden. There will be a Community event on June 6th from 11-1pm . School children and their parents will work on the rain garden. The pollinator garden is scheduled to be installed by then. The cistern project may be delayed, due to procedural differences, confusion and control at the City of St. Louis Park; at this time, Dorothy and the Board are working with the City of SLP. The retaining wall is now scheduled for July due to the wet weather we had. The stairs repositioning project is slated for Fall.
Bill motioned to approve the Committee Reports. Deb seconded. Motion carried.

Secretary's Report:

Deb moved to approve the April 20, 2017 Board Meeting Minutes. Bill seconded. Motion carried.

Treasurer's Report:

The April 30 financials do not yet contain the 2016 year-end adjusting journal entries. Gassen is waiting for Mike Mullen's office to provide those to them.

Bill moved to approve the May 2017 treasurers report. Arlene seconded. Motion carried.

Management Report

ACTION ITEMS

Crack Seal and Seal Coating Proposals:

Bill moved to approve Asphalt Associates in the amount of \$20,800.00 to crack fill, seal the drive lanes, driveways and parking areas and re-stripe the property. Deb seconded. To be paid out of common reserves. Motion carried.

Maintenance Matrix Chart

Maintenance matrix chart presented from Anthony Smith of Roeder, Smith, Jadin, PLLC. This was based off the governing documents of Greensboro. This has columns for the condos, 2 bedrooms and 3 bedrooms. **Tabled until June board meeting. Board members to review the matrix for accuracy and come prepared.**

TCM Proposal Repair Subfloor between units

Bill moved to approve the TCM bid to repair the subfloor between 7318/207 & 307 not to exceed \$1,600.00, to be paid out of Condo operating expense repair & maintenance. Deb seconded. Motion carried.

Greensboro Logo Shirts:

Melissa moved to approve the new logo uniforms for on-site staff to include a hat, polo, and short sleeve work shirt for each of the 2 on-site staff members, in the amount of \$280.00, to be paid out of misc. admin common operating. Arlene seconded. Motion carried.

Bill moved to approve the Management report. Jane seconded. Motion carried.

Old Business:

InFocus proposal to repair the roof top over the air TV antenna cable -tabled until there is a legal opinion from Phaedra Howard.

New Business:

Bill provided an update on the redesign/decor update of the Community Room.

ADJOURNMENT:

Jane moved to adjourn the meeting at 8:23pm. Deb seconded. Motion carried.