

GREENSBORO CONDOMINIUM HOMEOWNERS ASSOCIATION

MEETING MINUTES-BOARD OF DIRECTORS MEETING

Thursday, May 19, 2016, Party Room, 6:30 pm

Attendees:

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

Board Absent: Cindy Benzaquen

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

Other: Orion Stimpel and Rick Hallquist (Maintenance)

Homeowner Forum:

Laundry room issue-committee to present information/recommendations to the Board to be included as a May action item and provided to Management no later than one week before the Board meeting, to be included in the management report.

Tim Hilger updated the owners of 7417 and 7421 West Franklin Ave of the ongoing sewer issues.

Peggy Israel inquired about internet at the swimming pool. Association will look into it.

Call Meeting to Order:

Meeting was called to order at 7:01PM, Quorum was established.

Approval of Agenda:

Jack moved to approve the May agenda as amended. Mark seconded. Motion carried.

Additions:

New Business:

Fire Chief/perimeter stairs

Removal of sidewalk between 7349/7453

Approval of down payment to Nature's Garden, LLC

Pool access

Community Building balcony bid

Old Business:

Hage Concrete bids

Ben Franklin bids

Committee Reports:

Social Committee:

Rosie Schulte advised there are new tenants in 14/102 and 16/107

Landscape Committee:

Nothing to report.

Mark moved to approve the committee reports. Bill seconded. Motion carried.

Secretary's Report:

Jack moved to approve the April 21, 2016 Board Meeting Minutes as amended. Daniela seconded. Motion carried.

Corrections:

- Courtyard project-(2nd page at the bottom) Down payment will come out of Common Reserve Fund.
- Cistern project is in the Louisiana/Franklin corner, not condominiums.

Treasurer's Report:

Daniela moved to transfer interest from the replacement funds to reimburse the operating fund for the 2015 income tax expense as listed: 2 bedroom TH's \$601.00, 3 bedroom TH's \$981.00, Condominiums \$1,294.00 and Common \$385.00. Jack seconded. Motion carried.

Jane moved to approve the April 2016 financials. Mark seconded. Motion carried.

MANAGEMENT REPORT

ACTION ITEMS

Asphalt Associates payment confirmation

Treasurer Hofer requested Board decision on Reserves or Operating.

Daniela moved to pay the \$8,000 Asphalt Associates bill out of Common Operating Fund. Caitlin seconded. Motion carried.

Committee Approval

Management emailed the Board all sign-up sheets from the Annual Meeting: Laundry, Landscape, Parking, Rules, Remodel and Newsletter. Discussion Board Liaison for each required.

Laundry Room Committee Recommendations

Tabled - June Meeting

Nature's Garden-Planter proposal

Deb moved to approve Nature's Garden LLC planter installation in the amount of \$3,375.00 to be paid out of Common Operating landscaping. Jack seconded. Moved 6-1, motion carried.

Pool Main Drain/Cover-Horizon Pool Proposal

Bill moved to approve the Horizon pool bid for \$1,719.56, work to be completed this fall, to be paid out of Common Operating. Mark seconded. Motion carried.

Asphalt Associates-Repair & Drain Proposal

Jack moved to approve Option 1 and 2, for a total of \$7200 to be paid out of Common Reserves. Bill seconded. Motion carried.

Be There Pest Control-Non-toxic Squirrel Treatment Proposal

Non-toxic squirrel repellent in lieu of trapping (not part of the current contract). Staff is monitoring any building holes and having repaired as needed.

Cost was \$3,030.00 per month for a total of \$36,360 annually therefore, the Board has motioned to not move forward with the non-toxic treatment.

New Business:

Condo Brick work:

Daniela moved to approve one (1) more week for the brick work at the Condo building in the amount of \$4,400.00 + materials (estimate of \$1,000) to be paid out of Condo Reserves. Caitlin seconded. Motion carried.

Stairs:

Jane moved to remove the stairs on West Franklin Ave between 7301 and 7453 and build stairs connecting to sidewalks that go between the buildings 7337 and 7341 respectively, and between 7413 and 7417, subject to fire chief's approval. Project not to exceed \$30,000.00 to be paid out of Common Reserves. Mark seconded. Motion carried.

Mark moved to remove sidewalks that lead to patios along Franklin Ave subject to fire chief approving the stairs, vendor to be determined, to be paid out of Common Reserves. Jane seconded. Motion carried.

Nature's Garden:

Daniela moved to approve \$14,053.00 down payment to Nature's Garden LLC, to be paid out of Common Reserve for the Franklin Ave landscape project. Mark seconded. Motion carried.

Pool access:

Same process will be followed as last year-Owner must be current on their account.

Repair of Community room balcony:

Deb moved to approve the Stone Valley bid in the amount of \$4950.00 (plus permit fee-City of St. Louis Park) to be paid out of Common Reserves. Jack seconded. Motion carried.

Sewer issues at 7417 and 7421:

Daniela moved to approve the Ben Franklin proposal for 7417 and 7421, minimum of \$5,300 for main line sewer repairs and paid for out of 2 Bedroom Reserves. Mark seconded. Motion carried.

Mark moved to approve the Ben Franklin proposal for \$9,500.00 for 7417 and 7421 for the dewatering of the black water to be paid out of 2 Bedroom Reserves. Jane seconded. Motion carried.

Daniela moved the Hage proposal in the amount of \$7,000.00 to do the concrete removal and replacement at 7417& 7421 to be paid out of Common Reserves. Jane seconded. Motion carried.

Daniela moved to pay Nature's Garden LLC to repair the landscape not to exceed \$2,500.00 to be paid out of Common Reserves. Deb seconded. Motion carried.

Advanced waterproofing and foundation repair to be determined – legal counsel to review if Association or owner responsibility.

Mark moved to authorize President Tim Hilger to approve repairs, not to exceed \$10,000.00, associated with the plumbing problems at 7417&21. To be paid out of 2 Bedroom Reserves. Jane seconded. Motion carried.

CONFIRMATION OF NEXT BOARD MEETING DATES: June 16th.

ADJOURNMENT: Jane moved to adjourn the meeting at 8:50PM. Caitlin seconded. Motion carried.