

GREENSBORO CONDOMINIUM HOMEOWNERS ASSOCIATION

MEETING MINUTES-BOARD OF DIRECTORS MEETING

MEETING-Thursday, May 21, 2015

Party Room, 6:30 pm

Attendees:

Board Present: Tim Hilger, Daniela Hofer, Jane Kaufenberg, Bryan Johnson, Cindy Benzaquen,

Board Absent: Jack Chesney, Luke Juhl, Mark Stilley, Jolene Tanner, David Waller

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

Other: Rick Hallquist (Maintenance)

Center for Energy and Environment

Presented information on the ways to reduce energy waste and make your homes energy efficient.

Homeowner Forum

Lawn Vendor cleanup:

Multiple homeowners have noted the lack of cleanliness from the lawn vendor. Rick stated that the vendor must now check in with him prior to beginning work and check out with him when they are done for the day.

Dumpsters:

Management will advise Dick's Sanitation to drop the dumpsters onto the pads. Don't let them hang over the edge of the pad, for example, outside of the 7414 building.

Recycling:

There was trash noticed in the recycling bins at the 7318 building. Replace the recycling container near the SWC of 7316 with recycle containers with side slider doors. Provide big labels on what can be recycled and what cannot. Homeowner with recycled items in good condition can contact ARC or the Disabled Veterans for free pick-up.

Deanna Anderson stated there are weeds in the front area of the 7401 building. Management will work with Rick to get this taken care of.

Call Meeting to order:

Meeting was called to order at 7:05 pm, Quorum was established.

Approval of Agenda:

The following items have been added to the agenda: Additional Prairie Electric Bid, DMR brick, newsletter columns for Board and committees, and shrub pruning. Peggy Israel has accepted to serve on the board for the 3 bedrooms.

Tim moved to nominate Peggy Israel to the Board of Directors. Daniela seconded. Motion carried.

Committee Reports:

Social Committee-Rita Roach and Sandra Berg both passed away.

Landscape Committee-See attached.

Cindy moved to hire SavATree at a price not to exceed \$6,000 annual. Peggy seconded. Motion carried.

Bryan motioned that the Committee Reports be approved, Cindy seconded. Motion carried.

Secretary's Report:

Cindy moved to approve the April 9, 2015 Meeting Minutes. Bryan Seconded. Motion carried.

Treasurer's Report:

1. Daniela moved to eliminate the Due to Operating balances, as shown on each of the internal cost center Balance Sheets. As special assessment receivable monies are collected, they should be transferred to the reserve fund bank accounts since the receivable is classified as a "Reserve Fund" account in the audit. Bryan seconded. Motion carried.

2. Daniela moved to treat the Dougherty bonds and mutual funds as "available for sale" when performing monthly adjustments and reconciliations. This requires computing the unrealized gain or loss for each investment, and is thus recorded on the books as market value, not cost. Cindy seconded. Motion carried.

3. Daniela moved to create two separate investment accounts (2BR and Condo) for the garage reserves for accounting purposes. Cindy seconded. Motion carried.

MANAGEMENT REPORT

ACTION ITEMS

Prairie Electric Bid:

Jane moved to approve the bid from Prairie Electric to remove the row of post and electrical boxes on the west side of Greensboro adjacent to the nursing home property and the row of posts and electrical boxes in the grass areas by the tennis courts in the amount of \$988, leaving the receptacles in the ground for later use. Bryan seconded. Motion carried.

D&O Insurance Renewal

Cindy moved to approve the insurance renewal with D&O in the amount of \$1,673.00. Bryan seconded. Motion carried

Jayhawk Bid

Jane moved to accept the Jayhawk bid to do annual maintenance in all the condo buildings for a price not to exceed \$2,000. Cindy seconded. Motion carried.

Window Cleaning Bids (Common)

Cindy moved to approve Minnesota's Best's bid for \$429.10. Bryan seconded. Motion carried.

Deck Stain Project Discussion

This item has been tabled until the June 18th meeting.

DMR BRICK:

Daniela moved to approve labor costs plus material not to include chimney work. Not to exceed 3 weeks on condos for \$13,200, 3 weeks for the 3 bedroom \$13,200, and 1 week on the 2 bedroom \$4,400 and labor and material of \$15,000 to be split between the three cost centers. Cindy seconded. Motion carried.

Engineer report on the retaining walls and asphalt drive/parking areas:

This will be tabled until the June 18th meeting.

Newsletter:

Upcoming articles will include the Center for Energy and Environment, updates on the patio work when done and the landscaping committee.

CONFIRMATION OF NEXT BOARD MEETING DATES: June 18, 2015

ADJOURNMENT

Cindy Moved to adjourn the meeting at 9:00pm. Jane seconded.

Submitted by Apryl Lamberger, Gassen Management