

**Greensboro Condominium Homeowners Association
Meeting Minutes – Board of Directors Meeting
Thursday, June 15, 2017 Party Room, 6:30 PM**

Board Present: Tim Hilger, Daniela Hofer, Deb Wolkenbrod, Cindy Benzaquen and Melissa Burrows.

Board Absent: Jane Kaufenberg Bill Theobald, Arlene Bleecker,

Gassen Company: Kristi Hoffman, Gassen; Apryl Lamberger; recorder

Other: Ric Halquist, Orion Stempel

Homeowner Forum:

Rosie wanted to say thank you to Mel, who is an absentee homeowner and comes and plants flowers in front of the 7414 building!

Dale Thomas (7439 Franklin): Thank you to Tim Hilger for the explanation of the lawsuit. Thank you to Shayne Damian, she is wonderfully communicative and quick to respond regarding questions on the lawsuit.

7347 W Franklin (3 bedroom townhome) has been receiving less and poorer quality channels with roof top TV/antenna:
See below under new business

Deanna Anderson (7412-105): Thank you to Ric for watering and monitoring the sprinklers.

Call Meeting to Order:

President Tim Hilger called the meeting to order at 6:43pm.

Approval of Agenda:

Cindy motioned to approve the June 15, 2017 agenda as amended below. Melissa seconded. Motion carried.

Additions:

New: In focus for 7347 TV issues

New: Paint 2-bedroom address numbers

Old: Deb's Balcony repair plan

Old: Party room remodel update

Old: Valves repair; inspect homes for plumbing issues

Old: Parking plan status/update

Committee Reports:

Social:

Rosie would like to give a warm welcome to the new owner in the 16 building and a new tenant in 14 building.

Landscaping:

Daniela provided an update: June Habitat Day was a big success. Greensboro was featured in the news on Channel 5 as well as in the Sun Sailor. Nature's Garden LLC and the Board are still working with the city of SLP for installation of the cistern.

Melissa moved to approve the committee reports. Deb seconded. Motion carried.

Secretary's Report:

Cindy moved to approve the May 18, 2017 Board Meeting Minutes as amended below.

Melissa seconded. Motion carried.

"Greensboro logo shirts on page 2 should read: to have hats, polos, etc."

Treasurer's Report:

Adjusting journal entries for year end 2016 from Michael Mullen have not been received to date.

Pool/Party Room access will be turned off after 60 days past due for any amount on account. Management will provide on-site staff with a list. Shayne will manage the Pool/Party Room access for delinquent accounts. If Shayne has questions she can contact Daniela or Tim H.

Deb moved to buy max. \$35,000 Vanguard Short-Term Bond ETF (BSV) for the Condo Garage Reserve account. Cindy seconded. Motion carried.

Deb moved to approve the June 2017 treasurer's report. Melissa seconded. Motion carried.

Management Report

Encompass:

Daniela moved to authorize Tim to execute the contract for Encompass not to exceed the outline of the proposal for designing and engineered repair to lintel and shelf angles exhibiting rust above the 3-bedroom garage doors, cost not to exceed \$6,500 – 3 bedroom reserve account - and the president will try to negotiate down the amount with Gassen's help. Cindy seconded. Motion carried.

Greensboro apparel with Logo- Total bill came to \$320.

ACTION ITEMS

Mint Roofing

Proposal to fabricate sheet metal downspout extensions for Units 2010 and 2020 in the amount of \$1,405.00.

Daniela moved to approve the Mint Roofing proposal in the amount of \$1,405.00 - 3 bedroom townhomes roof operating budget. Melissa seconded. Motion carried.

Insurance Loss History Reports FYI:

Zero payouts under American Family Claim history report since 2012; Farmers Insurance Claims History report indicates 17 claims with total losses paid of \$198,517.35. The detailed report was in the Board Packets. Primary reason for the decrease in claims is the repair/maintenance program Greensboro has implemented to reduce claims/losses.

Pending Items for discussion and direction

Maintenance Matrix: Board needs to respond with any changes, comments or question by July 12th.

Tree stump removal of the trees removed last winter: On-site staff will work with Nature's Garden LLC to finalize the number of stumps needing to be removed and get a bid from SavaTree for cutting down dead tree on Franklin, dead limbs throughout property and pine trees on grass next to tennis court for the July meeting.

Stair removal/relocation City Permit-Pending

Window Caulking – Management will get bids for this work. The proposals should include all Greensboro windows except those windows recently installed that don't reveal concerns.

Old Business:

Deb's (7414-310) Balcony issue has been resolved per the Stone Valley proposal provided on 6/5/2017.

Party room remodel update

Daniela stated committee met and came up with a list of items for bids/design proposal.

The board agreed to pay \$1,000 design fee. \$500 upfront to begin work and move forward and the additional \$500 when satisfied with the bids/design proposal.

Valves repair/Inspect homes for plumbing issues

On-site staff will start this project on November 1, 2017.

Parking plan status/update-

According to the Governing Documents the Board has the authority to assign surface parking lots. At the moment, parking on surface parking lots is on a first come first served basis. There are 84 condo units who do not have an assigned parking space (garage or surface parking). 80 condo units and all 2 bedroom townhomes have one assigned garage as outlined in the Governing Documents. 3 bedroom townhomes have a double garage each. A small group of Board members will review the proposal and report back to the entire Board with their study results. Thank you, Daniela, for the time you have put in reviewing the documents and putting together the proposal.

New Business:

InFocus Company for 7347 TV issues

Association will buy and let homeowner try out an indoor antenna for 30 days. If after 30 days she is satisfied with the antenna, she will have the option to purchase that device.

Paint address numbers (2 and 3 bedroom Townhomes)

Onsite staff to report on existing status of house numbers for July.

ADJOURNMENT:

Deb moved to adjourn the meeting at 8:25pm. Cindy seconded. Motion carried.