

GREENSBORO CONDOMINIUM HOMEOWNERS ASSOCIATION

MEETING MINUTES-BOARD OF DIRECTORS MEETING

Thursday, June 16, 2016, Party Room, 6:30 pm

Attendees:

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

Board Absent: Bill Theobald

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

Gassen Staff: Orion Stimpel and Rick Hallquist (Maintenance)

Homeowner Forum:

Dale Thompson thanked Rick for all of his hard work with the new landscaping.

Onsite Maintenance will buy bases for the planters so they don't make a mess as they drain.

Call Meeting to Order:

Meeting was called to order at 6:42PM, Quorum was established.

Approval of Agenda:

Cindy moved to approve the June agenda as amended. Jane seconded. Motion carried.

Additions:

Mint roof inspection with recommendations – management report

Nature's Garden LLC retaining wall by Maryland entrance

Bid for sewer 7417/21-Landscape

Landscape Committee- needs to weed every 2/3 weeks

7323-7327; exterior wall issue to address

Committee Reports:

Social Committee:

Rosie Schulte reported that there were 5 new sales, all owner occupied.

Daniela reported on the successful "Swimming Pool is Open" party, 40-65 people attended, many of them new to Greensboro.

Laundry Room Committee:

Report enclosed.

President Hilger and the Board wanted to extend a thank you to the Laundry Room Committee for a very well written mission statement.

Deb moved to approve up to \$450 for materials in the laundry rooms. Cindy seconded. Motion carried.

The committee will revise the "Laundry Room Tips" sign and send to Nancy.

Daniela moved to approve the committee reports. Jane seconded. Motion carried.

Secretary's Report:

Mark moved to approve the May 19, 2016 Board Meeting Minutes. Cindy seconded. Motion carried.
Mark moved to approve the April 28, 2016 Board Meeting Minutes as amended. Jack seconded. Motion carried.

Treasurer's Report:

Jane moved to approve the May 2016 financials. Deb seconded. Motion carried.

MANAGEMENT REPORT

ACTION ITEMS

Hage Concrete:

7417/7421 Front entrance stoops

Jane moved to approve \$7,000.00 for the concrete repairs at 7414/21; to be paid out of Two Bedroom Operating Funds and apply for a possible claim to the Greensboro common insurance carrier (American Family). Cindy seconded.

Advanced Waterproofing

Deb moved to approve the advanced waterproofing invoice in the amount of \$1,650 to be paid out of Common operating and claimed as an insurance expense, if possible, to American Family. Jack seconded. Motion carried.

Mint Roofing/Brick Column Caps

Jack moved to approve the Mint Roofing bid not to exceed \$7,956.00. This is the result of DMR Tuckpointing recommendations. To be paid out of Condo roof repair operating. Cindy seconded. Motion carried.

Mint Roofing – roof inspections/recommendations

Daniela moved to accept the roof bids from Mint Roofing as follows: \$3,382.00 (Condos), \$3,302 (2 bedroom), \$5,093 (3 bedroom), \$300.00 (Common). To be paid out of each cost center, Roof Operating Expense. Caitlin seconded. Motion carried.

Vent Cleaning

Jane moved to accept the KMS bid for dryer vent cleaning in both condos and townhomes (\$3790/yr, performed twice per year.). KMS will do the air ducts in the club house and in the central hallways of the condo buildings, once for \$1799. To be paid by cost center. Cindy seconded. Motion carried.

Rules Updates

Pool Rules:

Caitlin moved to approve the added holiday verbiage rule updates for the pool rule. The Rules and Regulations will read "3". Do not admit anyone into the pool area that is not your personal guest. Residents must be present with their guests. There is a limit of two guests per unit on weekends and holidays and

four guests on weekdays. The City approved occupancy is limited to 50 people.” Deb seconded. Motion carried.

Pet Rules – eliminate weight restrictions

A thoughtful and thorough discussion was held looking at all sides of keeping the existing Pet Rule regarding the weight of dogs or modifying it creating a revised no weight limit (as Greensboro originally had) or creating a 2 distinct dog weight rule limits, or maintaining the existing pet weight rule.

Background: When Greensboro was converted to condos back in 1974 – 1975 the sponsor/converter had no pet/dog weight limitations. This lasted for many years. Sometime, likely the 1990s, a 20-pound maximum dog weight rule was instituted. Some of the primary reasons were for better pet control. Especially in the Condo Apartments in the hallways, stairways and entry doors created narrow areas where dogs and people are forced in close proximity to one another creating conflicts with people and dogs and dogs with other dogs. Additionally, a 20 pound or less weight rule theorized that dog could be carried to provide better control and avoid pet “messes” on the interior common areas of the Condo Apartment buildings.

While the pet weight limit appeared to meet the needs of the Apartment Condo owners the Townhomes owners believed that the weight limits and reasonings were unfair because the Townhomes did not have interior common areas like the Condo Apartments which caused dog too human and dog too dog conflicts. The physical designs of the Condo Apartments vs the Townhomes created major differences and the Townhome designs permitted larger dogs and this would not cause the interior common areas conflicts. Furthermore, the interior Townhome design and square footages better accommodate large dogs vs the Condo Apartments.

During the dog weight limit discussions one of the alternative pet rule change suggestions was to remove all dog weight restrictions for the Condo Apartments and the Townhomes. The Condo Apartment Board members preferred some limit on weights for dogs.

Exterior dog control for a dog of 20 pounds or under or a large dog would apply to all Greensboro dog owners as the existing dog rule states. These dog/pet control requirements forbid the tethering of a pet in the common areas. Additionally, the St. Louis Park dog ordinances applies to all dogs no mater what the weight including being on a leash outside the home.

The control of pets and following of Greensboro Pet Rules and St. Louis Park ordinances is an owner responsibility and a change to the pet rules would not affect how an owner controls their pet(s).

Bill Theobald was not present at this Board meeting but, he requested that Tim Hilger express Bill’s opinion that we should retain the existing 20 pound weight limit that was common for all residents.

Caitlyn moved to eliminate pet weight restriction of 20lbs and have no dog pet weight restriction for Townhome owners. Daniela seconded. Motion carried. Contingent upon attorney review.

Deb moved to increase weight limit for dogs to 30lbs for the Condo Apartment style buildings. Jack seconded. Motion carried. Subject to attorney review.

Bike Disposal

Tabled until July meeting

NEW BUSINESS

Nature's Garden LLC, Maryland entrance

Dorothy proposed to remove the existing retaining wall and replace it with a 2 tiered retaining wall made of tan or grey beveled block, with the surrounding lawn repaired and seeded. The Board prefers the sandy color stone.

Jane moved to accept Nature's Garden, LLC proposal for the Maryland Ave retaining wall rebuild for a total of \$23,340.00 to be paid out of common reserves. Deb seconded. Motion carried.

Jack moved to accept Nature's Garden, LLC proposal not to exceed \$3,000, to repair the landscape at the emergency sewer location at 7414/7421. Caitlin seconded. Motion carried.

Daniela moved to approve weeding up to \$1,000 for Franklin project, \$1,000 for the remainder of the Association's (courtyard, etc.) Landscape to be completed by Nature's Garden, LLC, every 2-3 weeks. Caitlin seconded. Motion carried.

Updated status on the Deck

City of St. Louis Park; wants to inspect decks further.

OLD BUSINESS

CONFIRMATION OF NEXT BOARD MEETING DATES: July 21, 2016

ADJOURNMENT:

Jane moved to adjourn the meeting at 8:51PM. Caitlin seconded. Motion carried.