

GREENSBORO CONDOMINIUM HOMEOWNERS ASSOCIATION

MEETING MINUTES-BOARD OF DIRECTORS MEETING

MEETING-Thursday, June 18, 2015, Party Room, 6:30 pm

Attendees:

Board Present: Tim Hilger, Daniela Hofer, Jack Chesney, Bryan Johnson, Mark Stilley and Cindy Benzaquen.

Board Absent: Peggy Israel, Luke Juhl, Jane Kaufenberg

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

Other: Rick Hallquist (Maintenance)

Homeowner Forum

Balconies/Decks: The Board is in the beginning stages of this project. If you have questions or concerns, please contact Management at 952-253-4323.

Call Meeting to Order:

Meeting was called to order at 6:45pm, Quorum was established.

Approval of Agenda:

The following items have been added to the agenda: Emerald Ash Borer treatment bid. Bryan moved, Cindy seconded. Motion carried.

Committee Reports:

Social Committee - New Owners, welcome!

Landscape Committee – Update provided.

Update on topics: See attached.

Secretary's Report:

Bryan moved to approve May 21st Board Meeting Minutes. Cindy seconded. Motion carried.

Cindy moved to approve the May 21st Executive Board Meeting Minutes. Mark Seconded. Motion carried. Approval is tabled for the April 9, 2015 Executive Board Meeting Minutes

Treasurer's Report:

Cindy moved to approve the May 2015 Financials. Mark seconded. Motion carried.

Bond selection:

Daniela moved to invest \$20,000 face value for each of the following accounts: the two bedroom, three bedroom and Condo roof, with Morgan Stanley/A3 to expire in January of 2020. Bryan seconded. Motion carried.

Garage reserve position split:

Daniela moved to make a 72/28 split according to the outlined recommendation in the spreadsheet approved by Michael Mullen. Cindy seconded. Motion carried.

MANAGEMENT REPORT

ACTION ITEMS:

Reliable Property Service Bids:

Cindy moved to accept the Reliable proposal to dethatch and aerate this fall in the amount of \$6,085.00. Jack seconded. Motion carried.

Concrete Repair Bids-Advanced Sandjacking & Hage Concrete:

Jack moved to approve the Hage Concrete bid for \$66,600.00 contingent upon Management removing any limited common areas that are Homeowner responsibility. The amount will come out of common funds. Remove out of Hage bid what Advanced Sandjacking is doing. Pool deck coping will also be completed once a review of the warranty has been done. Mark seconded. Motion carried.

- Advanced Sandjacking: Tabled until the July Board Meeting.

President's requested agenda items-six items:

- A. Dominick Masonry Contract - Reconfirming approval with included language on specific areas and general areas needing masonry repairs. Photos and written descriptions will be added to the contract.
- B. Encompass Report/retaining walls & asphalt. Implementation will be started. Tim and Nancy will work on this with Dorothy.
- C. Asphalt Associates Report - Management will get this re-bid based off Encompass report. Daniela moved to approve crack repairs with Asphalt Associates and Management will have Asphalt Associates re-bid catch-basins base bids based off of Encompass's report. Cindy seconded. Motion carried.
- D. Mint roofing update - Management will give a report on the PM maintenance contract in July.
- E. FOB Policy for Owners under approved payment plan - Bryan moved to amend the current FOB policy should a delinquent homeowner formally agree to a payment plan agreement and are fully complying with the plan they will have access to the pool and other common components that were restricted. Jack seconded. Motion carried.
- F. Jack moved to approve the EAB treatment with SaveAtree Bid \$7,200.00 for 40 trees +, averaging approximately \$180.00 a tree for injection treatment into the root system. Cindy seconded. Motion carried.
- G. Deck Project-Bryan moved to table the condo deck painting. Cindy seconded. Motion carried.

Old Business

New Business

Collections:

902=\$0.00

903=\$865.17

904=\$46,339.79

CONFIRMATION OF NEXT BOARD MEETING DATES: July 16th

ADJOURNMENT

Bryan Moved to adjourn the meeting at 8:00pm. Jack Seconded. Motion carried.

Submitted by Apryl Lamberger, Gassen Management