

GREENSBORO CONDOMINIUM HOMEOWNERS ASSOCIATION

MEETING MINUTES-BOARD OF DIRECTORS MEETING

MEETING-Thursday, July 16, 2015, Party Room, 6:30 pm

Attendees:

Board Present: Tim Hilger, Cindy Benzaquen, Jack Chesney, Peggy Israel, Bryan Johnson, Luke Juhl, Jane Kaufenberg, and Mark Stilley.

Board Absent: Daniela Hofer,

Gassen Company: Nancy Lewin; Property Manager, Keli Bode; Recorder

Other: Rick Hallquist (Maintenance)

Call Meeting to Order:

Meeting was called to order at 6:35pm, Quorum was established.

Approval of Agenda:

Bryan moved, Luke seconded. Motion carried.

Committee Reports:

Social Committee – Rosie reported that there have been 3 sales, and she is trying to contact the new owners as well as several new renters.

Landscape Committee – Dale Thompson and Deanna Anderson presented their budget proposal, and schematics for the condo garden.

Jane moved to accept the Committee Reports, Luke seconded. Motion carried.

Secretary's Report:

Jack moved to approve June 18th Board Meeting Minutes. Luke seconded. Motion carried.

Jack moved to approve the June 18th Executive Board Meeting Minutes. Mark seconded. Motion carried.

Treasurer's Report:

June and July financials tabled until the August meeting for approval when Daniela returns. Budget meeting to be scheduled in near future.

MANAGEMENT REPORT

ACTION ITEMS:

Misc Items:

- Rick – to check on 12/204, a/c sleeve damaged, HIA issue? Determine who is to pay for the repairs.
- Condo bldg/dryer vents – Rick to find/lay down disposal mats to catch lint
- Deck Project – Nancy to schedule vendor meetings with vendors/advise Board.
- Parking Signs – Nancy to review options with Tim Hilger
- Dick's Sanitation – Nancy to follow up on dumpster with side sliding doors for recycle bins.
- Reliable – status of dethatching/aerating, Nancy to confirm

- Master Policy renewal – Nancy following up with American Family and Farmers. Policy term date to change to January 1 from January 26.

Landscape Bids:

- Luke moved to accept the Nature’s Garden the amount of \$5,010.00 to supply 1175 pounds of grass seed, and overseed existing grass areas. Jane seconded. Motion carried.
- The bid for the courtyard in the amount of \$23,912.00 has been tabled until August.

Concrete Bids:

- Jack moved to approve the \$995.00 revised bid from Advanced Sandjacking. Mark seconded. Motion carried.
- Cindy moved to accept all Hage bids for sidewalks \$10,200.00, pool caulking \$3,400.00 and entrance/landing \$2,900.00 . Jack seconded. Bryan abstained for lack of information. Motion carried.

Asphalt Bids:

Mark moved to accept Asphalt Associates bids, \$1200 crack seal and \$980 for catch basins, adding 7311 as add on. Jane seconded. Motion carried.

Carpet Cleaning:

Bryan moved to accept Zerorez bid for 4 cleanings for the condo buildings within a 2 year period (2 times per year) for a cost of \$2,871.00 for the 4 cleanings during the 2 year period. Luke seconded. Motion carried. Management will get additional bids for dryer vent cleaning.

Pool FOB/Party Room Rules:

Tabled until Management hears back from legal.

Old Business: None

New Business:

- National Night Out on August 4, Maureen Marolt requested \$200 in funds for food/supplies. Management to issue her a check. Rick agreed to grill.
- Reserve Advisors, will assess the detached garages for replacement costs, provide proposal for this and to update the general reserve study.

Collections:

902=\$0.00

903=\$1,421.26

904=\$42,818.47

Bryan motioned to accept the Management Report. Cindy seconded. Motion carried.

CONFIRMATION OF NEXT BOARD MEETING DATES: August 20th

ADJOURNMENT

Jane moved to adjourn the meeting at 8:30pm. Mark seconded. Motion carried.

Submitted by Keli Bode, Gassen Management