

Greensboro Condominium Homeowners Association
Meeting Minutes – Board of Directors Meeting
Thursday, July 20, 2017 Party Room, 6:30 PM

Board Present: Tim Hilger, Cindy Benzaquen, Jane Kaufenberg, Bill Theobald, and Arlene Bleecker.

Board Absent: Daniela Hofer, Deb Wolkenbrod and Melissa Burrows

Gassen Company: Shayne Damian, Gassen; Apryl Lamberger; recorder

Other: Ric Hallquist

Homeowner Forum:

Rosie Schulte (7414 W 22nd Unit 211) Rosie asked how many times has the community room been rented since the 1st of the year? Gassen will be provided the information once researched.

Asked what the status of the bush work is? Tim addressed the timing of trimming and will talk with Dorothy from Nature's Garden LLC.

Brittany Schwieger (7313 West Franklin) Selling unit but, running into issues due to current litigation. President Hilger went over the brief statement provided by the Greensboro attorneys but, at this time, only limited information is available.

Dee McCullagh (2036 Louisiana) Came to the meeting with questions regarding the current litigation. Dee is requesting a copy of the complaint file number at Hennepin County; Tim Hilger will be provided it to her.

Teagan Landers (2042 Louisiana) reported that cars have been broken into throughout the complex.

Dale Thomson (7349 West Franklin) Had a home inspection completed; the handyman suggested jetting the sewer line. Dale has asked the Board to consider jetting the lines. Dale also extended a thank you to Ric for putting up the seal coating notices and Shayne for the excellent communication.

Paula Baker (2048 Louisiana Avenue South) Would be interested in organizing a community garage sale for mid-August. Management will send an email blast out with Paula's contact information.

Mark Stilley (7409 West Franklin) The Association will be allowing Mark to try the leaf TV antenna as a trial run.

Mandy Dewitt (7412 West Franklin) had family over for a BBQ; permanent grills outside the tennis courts and picnic tables would be a nice addition.

Call Meeting to Order:

President Tim Hilger called the meeting to order at 7:10pm.

Approval of Agenda:

Jane moved to approve the July 20th agenda as amended below. Cindy seconded. Motion carried.

Additions:

No party room renovation presentation - overview only. The BOD will hold a special meeting with the BOD Party Room renovation committee and the designer at a special BOD meeting on the evening of August 10th.

Rules & Regulations - look at them, review, check grammar

Maintenance matrix – all comments needed no later than July 28th

CPA proposals – Daniela will review and interview upon her return

Cameras / sewer lines

Feedback regarding assigned parking; feedback was no

Committee Reports:

Social (Rosie): 1 sale, contract for deed. New renters in 7414 building. Thank you, Shayne for the communication.

Party Room (Bill): Daniela, Missy and Bill went through the room and the stairway; the committee is making lots of headway on the project. Rentals cannot be done during the work. There will be a special Board meeting on August 10th at 6pm to meet designer Terry Zila and look at plans and samples.

Landscaping (Tim):

The Cistern has been approved by the city. The city is being difficult about proposed changes to stairs and sidewalks on West Franklin. Residents wanting tree replacement should contact Shayne.

Bill moved to approve the committee reports. Arlene seconded. Motion carried.

Secretary's Report:

Bill moved to approve the June 15, 2017 Board Meeting Minutes as amended below. Arlene seconded. Motion carried.

-page 1; Dale Thomas thank you to Shayne Damian – correct

Old Parking- Parking should be capitalized

Page 2 under 1st paragraph of the cistern – should state the word ‘the’ before cistern

Treasurer's Report:

Tabled until August.

Management Report

ACTION ITEMS

S.H.A.R.E:

Bill moved to approve donating \$300.00 to Share Charity for the removal of concrete tire stops. Arlene seconded. Motion carried.

Parking Lots:

Shayne will contact SLP about borrowing speed signs.

Gassen will look into purchasing and placing a mirror at the end of the sidewalk by 7318 by August (Ric). Hopefully this will provide an acceptable level of safety for pedestrians crossing drive lanes.

Caulking Proposals:

Jane moved to approve the proposal from Stone Valley to complete caulking for the Common areas and party room in the amount of \$4,250.00. \$3,500 to be paid out of Condo Common and \$750 to be paid out of shared Common. Bill seconded. Motion carried.

Encompass revised proposal:

Jane moved to approve the Encompass revised (July 5th) proposal for the 3 Bedroom garage door lenth evaluation and repair design, not to exceed \$5,000.00. To be paid out of 3-Bedroom Common Reserve. Bill seconded. Motion carried.

TCM Gas Meter enclosure proposal:

Tabled until the August meeting.

SAV A Tree Proposal:

Bill moved to approve the proposal from Sav a Tree in the amount of \$7,312.94 for tree and limb removal. To be paid out of Common Operating for Trees. Arlene seconded. Motion carried.

DMR Proposal for Gas Meter wall repair:

Jane moved to approve the proposal from DMR to repair the gas meter areas in the 3-bedroom townhomes, not to exceed \$9,200.00. To be paid out of 3-bedroom Common. Bill seconded. Motion carried.

Tennis Court Proposal:

Bill moved to approve the proposal from Court Surfaces to repair the cracks on the tennis court, in the amount of \$1,450.00, to be paid out of Operating Pool and Tennis. Arlene seconded. Motion carried.

Floor 7318 Unit 207-307:

The attempt to eliminate the metal squeak in the floor by securing the underlayment in 307 was unsuccessful.

Bill moved to approve the proposal from TCM in the amount of \$6,750 to repair the loud metal squeak between 7318 207-307, ceiling issue. This next repair will include the removal of the ceiling throughout unit 207 to eliminate the cause of the very loud metal noise squeaking and replace and paint the new ceiling. To be paid out of Condo Reserve. Arlene seconded. Motion carried.

Rules and Regulations:

Will be reviewed for final comments.

Maintenance Matrix:

Will be reviewed for final comments to Management.

CPA Proposals for 2017 tax preparation and audit:

Tabled until August.

Greensboro owned 7412 Unit 303

Jane moved to appoint/empower Tim Hilger to negotiate with Gassen and the tenant for lease renewal of Greensboro/condo rental 7412-303. Bill seconded. Motion carried.

Cistern Permit Approval:

Cindy moved to approve \$40,650.00, for the cistern project. To be paid out of Common Reserve. Bill seconded. Motion carried. Approximately \$27,000 will be reimbursed by the Watershed District.

Retaining wall replacement 14156-additional

Jane moved to approve the retaining wall installation along West Franklin from Nature's Garden LLC, in the amount of \$14,156.40, to be paid out of Common Reserve. Cindy seconded. \$1,493.36 for the retaining wall with the plants to be discussed at a later date. Cindy seconded. Motion carried.

Old Business:

New Business:

ADJOURNMENT:

Bill moved to adjourn the meeting at 8:50pm. Jane seconded. Motion carried.