

GREENSBORO CONDOMINIUM HOMEOWNERS ASSOCIATION

MEETING MINUTES-BOARD OF DIRECTORS MEETING

Thursday, July 21, 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

Other: Orion Stimpel and Ric Hallquist (Staff)

Homeowner Forum:

There were concerns regarding the plants in the planters outside of the condo buildings. Management stated that staff has been reminded to water the planters in front of the condo buildings.

Maureen Marolt invited everyone to the Root Beer float social from 6-8pm on August 2nd. Flyers have been posted.

Rosie Schulte asked why her shrub hasn't been trimmed yet, it is encroaching on her balcony. Onsite staff stated that Dorothy with Nature's Garden LLC, did some trimming however with the heat it will need to be done in September to avoid any damage to the shrub.

Homeowner stated that the lawn seems very stressed with the heat and is concerned the vendor is cutting the grass too short on the south side of the 7416 condo building. Onsite staff will inspect and talk to the lawn vendor to ensure they are mowing on the highest setting.

Homeowner had concerns regarding the cleaning of the condo buildings. Management stated that proposals were provided to the Board in their packets to review for the 2017 budget preparation.

Homeowner had problems with the quality of her newly painted balcony, and was asked to contact Nancy Lewin.

Call Meeting to Order:

Meeting was called to order at 6:55PM, Quorum was established.

Approval of Agenda:

Cindy moved to approve the July agenda as amended. Jack seconded. Motion carried.

Additions:

Action: Condo balconies

Committee Reports:

Social Committee:

Rosie Schultz stated that there are 2 new renters in the community. Potential rules violations by the tenants or the unit Owners for not providing their tenants the required Rules Books and other required information are to be reported to Nancy at Gassen.

Landscaping Committee:

Jay Wolkenbrod was pleased to report the committee now has eight members!

Jay had some concerns regarding the watering of plants and dying plants. Management will contact Dorothy with Nature's Garden and have her speak to the committee to address any questions and concerns.

Laundry Room Committee:

Rosie reported that the new shelves have been installed and are getting a positive use from the owners.

A wobbly shelf in 7312 needs tightening or strengthening.

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

Secretary's Report:

Cindy moved to approve the June 16, 2016 Board Meeting Minutes. Deb seconded. Motion carried.

Note: Pet rule changes:

President Hilger added details and history to the June minutes that accurately reflected the Board's discussions on the pet rule changes, per the Association's attorney's recommendations.

Treasurer's Report:

June financials were tabled until August.

Jane moved to approve the Treasurer's report. Cindy seconded. Motion carried.

MANAGEMENT REPORT, ACTION ITEMS

Asphalt Associates/Revised Approved Bid

Jane moved to approve the Asphalt Associates bid as revised on July 8, 2016, in the amount of \$5,750.00 plus \$1,200.00 to include option one and two. To be paid out of common reserves. Cindy seconded. Motion carried.

KMS/Air Handler Cleaning

Tabled until August meeting, Onsite staff informed Management that the bid was not accurate.

Stump Removal/Natures Garden/Action Services

Daniela moved to approve the stump removal through Action Services, to include the stump in front of 2054. To be paid out of Landscape Operating funds. Cindy seconded. Motion carried.

Pool Bids/Multiple

Jane moved to approve the Go Get Fred bid in the amount of \$2,648.94 to replace 2 salt generators, to be paid out of Common Operating. Jack seconded. Motion carried.

Additional bids:

Go Get Fred \$1,153.21- acid wash interior TABLED

Go Get Fred \$853.16 – pressure switch / from salt to chlorine TABLED

Go Get Fred \$496.51 – clean mildew from pool interior (at shut down) TABLED

Stone Valley – Window Caulking

Management will be asking for further clarification from Stone Valley. The Board has requested that a minimum of three (3) bids be presented.

Cleaning Bids/Condo Buildings

Management and Condo Board members and the Homeowner that raised the concern in tonight's Homeowner input session will work together to get an accurate scope of work and review bids for upcoming 2017 budget discussion.

Bike Disposal:

Onsite staff recommended holding bikes stay in storage for an additional thirty (30) days for owners to claim. There are still two (2) bikes in storage.

Balcony Repairs

Daniela moved to correct the March minutes to state: Owners have to be charged by the size of their balconies; therefore, 96 owners will be charged \$360 (base price) and 16 to be charged \$440 (base price). Deb seconded. Motion carried.

Daniela moved to refund from Operating, the two Stone Valley payments in the amount of \$10,400.00 each, paid out of Reserves to finance the Condo Balcony paintings. Deb seconded. Motion carried.

Daniela moved to approve that all balcony charges will be charged to Operating expenses. Deb seconded. Motion carried.

7417 Bldg Repairs/American Family Insurance Claim:

The claim was declined by American Family.

Jane moved to re-allocate any expenses coded to insurance claim back to specific expense category as stated below:

Hage Concrete-Common reserves

Landscaping-Common reserves

Advanced (foam) - 2 bedroom Common Operating (repairs)

Ben Franklin- 2 bedroom Operating (plumbing)

Mark seconded. Motion carried.

NEW BUSINESS

OLD BUSINESS

CONFIRMATION OF NEXT BOARD MEETING DATES: August 18, 2016

ADJOURNMENT:

Motion to adjourn the meeting at 8:01PM. seconded. Motion carried.