

**Greensboro Condominium Homeowners Association  
Meeting Minutes – Board of Directors Meeting  
Thursday, August 17, 2017 Party Room, 6:30 PM**

**Board Present:** Tim Hilger, Cindy Benzaquen, Jane Kaufenberg, Bill Theobald, and Arlene Bleecker, Daniela Hofer, Deb Wolkenbrod and Melissa Burrows

**Board Absent:**

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

**Other:** Ric Hallquist

**Homeowner Forum:**

Veronica Kelsey (7325 West Franklin): Is there a date for the arbitration? President Hilger stated the tentative date is September 12<sup>th</sup>.

Rosie would like to know when her bush will be trimmed. There is a 5-year landscaping plan for Greensboro. Jane will be putting together a special issue newsletter on grounds projects for all Greensboro residents.

**Call Meeting to Order:**

President Tim Hilger called the meeting to order at 7:01 pm.

**Approval of Agenda:**

Jane moved to approve the August 17<sup>th</sup>, 2017 agenda as amended below. Arlene seconded. Motion carried.

**Additions:**

Tabled TCM gas meter enclosure- Consideration for 2018.

Tabled until September: Hague proposal for a motorcycle pad

Add to new business:

Website review and planning

Volleyball net (Tabled until September)

**Committee Reports:**

**Social:** Rosie announced that after the end of the year, she will no longer be running the social committee. The Board would like to extend their deepest appreciation and to say thank you to Rosie for all her hard work and dedication over the years.

**Landscaping:** Nature's Garden provided the board with an update on current projects. Melissa moved to approve the committee reports. Jane seconded. Motion carried.

**Secretary's Report:**

Deb moved to approve the July 20, 2017 Board Meeting Minutes as amended below. Cindy seconded. Motion carried.

-page 4 retaining wall was \$2,493.26.  
14-approve 14,156.40 to be paid out of common reserves.

Add Cistern permit: reimbursed amounts; approximately \$24,000 to be reimbursed by the Minnehaha Watershed Foundation for this project.

**Treasurer's Report:**

Daniela will review the General Ledgers.

Daniela moved to approve investing the following amounts in Vanguard Total Bond Market ETFs:

2-bedroom roof \$20,000  
3 bedroom \$10,000  
3-bedroom roof \$20,000  
Condo \$50,000  
Condo roof \$50,000  
Garage -2 bedroom \$5,000  
Bill seconded. Motion carried.

Bill moved to approve the July and August treasurer's report. Melissa seconded. Motion carried.

**Management Report****ACTION ITEMS****Community Room Design:**

Daniela moved to approve the Community Room design, not to exceed \$50,000. To be paid out of common reserves. Melissa seconded. Motion carried.

**Stone Valley**

Daniela moved to accept the Stone Valley proposal to clean and stain the community building deck floor in the amount of \$325.00. Bill seconded. To be paid out of common operating.

**Caulking Proposals:**

Deb moved to approve the Stone Valley proposal in the amount of \$4,800 to evaluate each unit for caulking work that needs to be done for each window and door opening, to

be paid out of operating (engineering), split by cost center. Cindy seconded. Motion carried.

**TCM Gas Meter enclosure proposal: TABLED**

**Power Jet Main Lines:**

Bill moved to approve All Ways Drain to jet sewer lines. Deb seconded. \$750-3 bedroom \$300- common operating. Motion carried.

**Nature's Garden:**

Daniela moved to approve the \$2,493.26 for plants to go into the retaining wall to be paid out of common reserve landscaping. Jane seconded. Motion carried.

Deb moved to approve the slow grow no mow grass over seeding: \$4,981.00; Bill seconded. Motion carried. To be paid out of common reserve landscaping.

Daniela moved to approve Nature Garden's bid to remove stairs along Franklin Avenue by 2 bedrooms for \$19,980 and \$2,916 for sidewalk preparation. Deb seconded. To be paid out of concrete common reserves. Motion carried. Daniela moved to approve the corresponding down payment to Natures Garden, LLC in the amount of \$6594.00. Jane seconded. Motion carried.

Melissa moved to approve the Hage Concrete bid to build stair and ramp, and replace two sidewalks between buildings in the amount of \$26,000. To be paid out of concrete common reserves. Jane seconded. Motion carried.

**Hage Concrete:**

Proposal for new motorcycle pad Tabled until September meeting – there are concerns regarding the size of the space (will it hold two cars?), motorcycle access, and flooding.

**Rule Change:** the attorney did not put in the new dog weight limits and information on holidays. This must be fixed before he is paid.

**New Business:**

**Volleyball net**

Tabled to the September meeting

**Website**

Melissa will be looking at the website for updating. Jane will assist.

**ADJOURNMENT:**

Deb moved to adjourn the meeting at 8:47pm. Bill seconded. Motion carried.