

GREENSBORO CONDOMINIUM HOMEOWNERS ASSOCIATION

MEETING MINUTES-BOARD OF DIRECTORS MEETING

Thursday, August 18, 2016, Party Room, 6:30 pm

Attendees:

Board Present: Tim Hilger, Jane Kaufenberg, Daniela Hofer, Jack Chesney, Deb Wolkenbrod, Mark Stilley, Bill Theobald and Cindy Benzaquen

Board Absent: Cindy Benzaquen

Gassen Company: Nancy Lewin, Property Manager and Terra Hussman; Recorder

Other: Orion Stimpel and Rick Hallquist (Maintenance)

Homeowner Forum:

Had questions on painting of the balconies, smoking on grounds, pool rules, trimming of bushes.

Call Meeting to Order:

Meeting was called to order at 6:50PM, Quorum was established.

Approval of Agenda:

Motion to accept changes to Agenda made by Jack and Jane seconded. Motion carried.

Additions:

Additional brick work

Condo balconies

Speed bumps/speed signs

Pool Closing

7305/2048 Structural Window Framing Repairs

7316-202 Wells Fargo owner

Rules for Greensboro NextDoor

News brief update

Need Board Member, 3 bedroom

Reserve Approval

7316 two catch basins

Committee Reports

Social Committee: Rosie-Concerns with people moving and propping doors open. Management suggested adding a sign to each entrance door as a reminder the buildings are to remain secure. People must have a copy of rules within their unit.

Landscaping: Looking for a new chair for the landscaping committee. If interested let board know. Divided up in years and tackle that area. Will let know that phases and such. Slow grow grass seed over time the mowing cost will be going down. Sept 15 weather permitting about reseeding again and figure out the watering and such. Email blast to help with the watering of the planters during the week.

Laundry Room Committee: Everything is going great. Take this committee off agenda for a couple of months.

Committee Reports - Motion by Bill to approve, 2seconded by Jack, motion carried.

Secretary's Report: All had copies of the minutes, page one had one error and on second page 'no pet rule changes' has an extra 'the' that needs to be removed.

Motion to approve the July 21, 2016 Board Meeting Minutes made by Mark and seconded by Bill. Motion carried.

Treasurer's Report: Motion to approve the June and July Financials contingent on new changes submitted to management made by Daniela and seconded by Jane. Motion carried.

Motion to approve the July Treasurer's report made by Jane and seconded by Deb. Motion carried.

Daniela reviewed reserve accounts and Bank of America BAA1/BBB+Due

5/18/20 current yield is 1.59% @100 as follows:

2 bed roof \$20,000

2 bed garage \$5,000

3 bed \$10,000

3 bed roof \$20,000

Condo \$20,000

Condo roof \$20,000

Daniela motioned to buy Bank of America "?", seconded by Bill. Motion carried.

Reserve study is in process

Motion for Reserve Advisors to provide eight spreadsheets to match budget, additional cost of \$1,200.00. Daniela motioned, seconded by Bill.

MANAGEMENT REPORT

ACTION ITEMS:

Jayhawk Mechanical Bid: Formal Approval for \$650 to replace exhaust motor at 7318 building, use condo operating, Jack motioned, Bill seconded.

Nature's Garden:

1. Fall 2016 seeding project, \$5,310 common reserves, motion by Deb, Jack seconded.
2. 7453 regarding, \$5,310.00 common reserves, motion by Deb, Jack seconded.

Hage Concrete

Grade Correction/Front, 7453: \$25,938.00, use common reserves, motion by Mark, Jack seconded

Franklin Ave Steps Project: Review of Nature's Garden Email, Hage Concrete, \$38,000.00, deferred for city review,

NEW BUSINESS

- Pool closes week of September 19, Horizon Pool to assist in shut down for \$752.14.
- 7307 and 2048 window repairs, both are owner responsibility. Allstar bids at \$750.00 each are the approved vendor and only vendor. DMR brick work is needed, Management to obtain not to exceed number. Brick work cost to be split 50/50 between owner and Association. Management to send both owners the Allstar bid and advise them to have them repaired. Motion by Danial, Jack seconded.
- Window caulking bids – Stone Valley advised Management they can provide bid to caulk but cannot make any window repairs. This may cause a problem if there are actual window issues. Management obtaining bid from Allstar Construction.
- DMR Brick work – additional \$18,000 in repairs needed, 3 bedroom, and use 3 bedroom reserves. Daniela motioned to spend the additional funds, Jane seconded.
- Renewal contract for Electric Fire & Safety for annual inspection of fire extinguishers, final approval pending, for budget review.
- Renewal contract for Reliable Property Services (lawn/snow) – approved for one year only through 10/31/2017 (due to seeding projects, should reduce mowing needs), monthly rate is \$4,035 plus tax (no increase), Daniela motioned, Jack seconded.
- 7316 two catch basins – review of installation, working well

OLD BUSINESS: None

CONFIRMATION OF NEXT BOARD MEETING DATES: September 15, 2016

ADJOURNMENT:

Motion to adjourn the meeting at 8:20PM. Bill motioned, Deb seconded, motion carried.