

GREENSBORO CONDOMINIUM HOMEOWNERS ASSOCIATION

MEETING MINUTES-BOARD OF DIRECTORS MEETING

MEETING-Thursday, August 20, 2015

Party Room, 6:30 pm

Attendees:

Board Present: Tim Hilger, Jack Chesney, Jane Kaufenberg, and Cindy Benzaquen, Daniela Hofer.

Board Absent: Luke Juhl, Bryan Johnson, Mark Stilley, Peggy Israel

Gassen Company: Nancy Lewin; Property Manager, Apryl Lamberger; Recorder

Other: Rick Hallquist (Maintenance)

Homeowner Forum

Landscape Committee minutes need to be attached to minutes for homeowners.

*Retaining walls on Louisiana-engineering firm are currently being accessed. Materials to replace, entire report will be done. **Restate as follows: A question was asked if we are or have inspected the retaining walls. The BOD and Gassen have received a written outline of the condition of the present retaining walls along Louisiana and Franklin. There are issues and replacing all the retaining walls are in the planning process. We'll get input from our landscape designer on the type and appearance the new retaining walls we should consider. We'll also get input from the engineers and contractors. Design, appearance and cost factors will be in our planning. We'll likely form a group to undertake the planning process.***

Operating through June-these are still being worked on there are things that need to be approved.

Will dues be increasing? The budget has not been started for the 2016 fiscal year.

Blue Ox bought out air stream (preferred Vendor to Greensboro-they do offer a Greensboro group rate.

Please double check with Blue Ox regarding the pricing.

Call Meeting to Order:

Meeting was called to order at 6:43pm, Quorum was established.

Approval of Agenda:

Cindy moved to approve the August 2015 Agenda. Jack Seconded. Motion carried.

Committee Reports:

Social Committee-Successful National Night Out

Landscape Committee - See enclosed.

Cindy moved to accept the committee reports. Jane seconded. Motion carried.

Secretary's Report:

Cindy moved to approve July 16th Board Meeting Minutes. Jack seconded. Motion carried.

Treasurer's Report:

Jane moved to approve the June and July 2015 Financials. Cindy seconded. Motion carried.

Daniela moved to buy American Express 2.25% Coupon at 101.55 to yield 1.84% on 8-15-2019. A2/A for the following: 2 bedroom- \$10,000, 2-bedroom roof \$20,000, 3 bedroom roof-\$20,000, Condominium Roof-\$20,000. Cindy seconded. Motion carried.

MANAGEMENT REPORT

ACTION ITEMS

LANDSCAPE PROJECTS:

Nature's Garden: \$23,912-condo landscape

Jack moved to accept the proposal from Nature's Garden in the amount of \$23,912. The money will be coming out of the common reserves and will be paid either 2015 or 2016 depending on Dorothy's scheduling. Daniela seconded. Motion carried.

Jack moved to accept the SavaTree/2018 tree removal \$766 (includes stump removal) proposal paid out of Common Operating. Jane seconded. Motion carried.

Hage Concrete Bid – Tabled until 2016

2016 Budget Bids

Daniela moved to accept the proposal with Reliable in the amount of \$48,414 annual. Contract will be subject to the mowing needs of the low grow, no mow grass. Jane seconded. Motion carried.

Jack moved to accept the proposal from Dick's Sanitation in the amount of \$21,432 annually. Daniela seconded. Motion carried.

Farmer's Insurance, ESTIMATE \$122,492 annual

American Family, ESTIMATE WITH WIND HAIL \$87,302 annual

The BOD will need to get further details on both bids so we can evaluate the proposals. There are differences in coverages.

Board will be meeting with an American Family representative to get more education regarding Wind Hail.

Dryer Vent Cleaning bids

Cindy moved to accept the KMS proposal for dryer vent cleaning in the amount of \$599 Condos and \$2,105 for the townhomes. Jane seconded. Motion Carried. Daniela abstained due to conflict of interest.

Fire Doors/Allstar Construction

Daniela moved to accept the bid from Allstar Construction in the amount of \$2,940.00 for Fire door repairs. To be paid from operating budget-building repairs. Jack seconded. Motion carried.

Drain/Main Line/Sink Lines Cleaning Bids

Jack moved to approve the bid from Blue Ox in the amount of \$2,073.60 for the drain/main line cleaning. Cindy seconded. Motion carried.

Tabled for condominium only: Sink line cleaning inspections will be done in January/February. Traps, valves, Smoke detectors, Carbon monoxide, Co & Co2, shut off valves and toilet flappers. This will be homeowner responsibility.

Circuit Breakers

Management will be asking Mettler Electric (via Blue Ox) to re-bid to include 2 bedroom and Condo units.

Mint Roofing

- a. 7207-7235 Roof Report \$975.00 repairs
- b. 2040-2054 Roof Report \$1,020.00 repairs

Jane moved, jack seconded, motion carried.

Cindy moved to approve the Management report. Jack seconded. Motion carried.

Old Business

New Business

Finance committee meeting to plan the 2016 budget, to be announced.

Railings will be better quality, extend out to 7318 building and will be installed on both sides.

Insurance meeting: to be determined

Quote on newsletter – **Nance to provide quote for Gassen to write the Newsletter. We'll try and get contributions for newsletter articles from Greensboro owners.**

Collections:

902=\$0.00

903=\$714.81

904=\$46,055.19

CONFIRMATION OF NEXT BOARD MEETING DATES: September 17th

ADJOURNMENT

Jane moved to adjourn the meeting at 8:42pm. Cindy Seconded. Motion carried.

Submitted by Apryl Lamberger, Gassen Management