

GREENSBORO CONDOMINIUM HOMEOWNERS ASSOCIATION

MEETING MINUTES-BOARD OF DIRECTORS MEETING

Thursday, September 15, 2016, Party Room, 6:30 pm

Attendees:

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

Board Absent:

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

Other: Rick Hallquist (Maintenance)

Homeowner Forum:

Rosie wanted to know the status of the bush trimming. Nancy stated it will most likely be the end of September as Dorothy with Nature's Garden, LLC wants to be present.

Jay Wolkenbrod asked what is the percentage of the warranty on the bushes/plants that died since installation. Board stated that this topic will be discussed at the October Board meeting after clarification from Dorothy.

Call Meeting to Order: Meeting was called to order at 6:45PM, Quorum was established.

Approval of Agenda: Bill moved to approve the September agenda as amended. Cindy seconded. Motion carried.

Additions:

Brick Repair

Additional Brick work

Down payment for retaining wall

Bonds for purchase

TV Antenna Cable

Committee Reports:

Social Committee: (Rosie Schulte)

The Social Committee stressed that they did not organize the September 3 Live Music party at the Clubhouse that 30 people attended including three Board members. Rosie Schulte and the Board were informed about the party during the planning stage. The Board then decided no voting was necessary at the August 18 Board meeting. Deb suggested at the September 15 Board meeting that the entire Board should vote on whether an event is held.

Landscaping: (Daniela)

Grass seed was put down today. Later in September, shrub trimming will also happen. Weeding is done on a weekly basis for now.

Jane moved and Bill seconded to accept the committee reports.

Secretary's Report:

Bill moved to approve the August 18th, 2016 Board Meeting Minutes. Cindy seconded. Motion carried.

Treasurer's Report:

Jane moved to approve the revised federal and state tax amounts due. Bill seconded. Motion carried.

Bonds

Bill moved to approve Deutsche Bank bond for 2-Bedroom Roof, 3 Bedroom Reserves, 3 Bedroom Roofs, Condo Reserve and Condo Roof for \$20,000 each. In addition, the 3 Bedroom Roof, Condo and Condo Roof to invest \$20,000 into the Ally Bank CD. Per recommendations by Matt Fossum, Dougherty & Company LLC. Cindy seconded. Motion carried.

Note: The Deutsche Bank bond was not purchased. On Friday morning, 9/16/16, morning news broke that Deutsche Bank had a serious legal issue with the U.S. Justice Department. In consultation with Matt Fossen at Dougherty & Company, Daniela and Tim decided not to purchase the Deutsche Bank bonds the Board approved. Matt Fossen will propose an alternative investment for consideration at the Board meeting in October 2016.

Daniela moved to approve to instruct Dougherty & Company LLC, to reallocate the funds in the 3 Bedroom so equity will stay below 50%. Bill seconded. Motion carried.

Bill moved to approve the Treasurer's Report. Cindy seconded. Motion carried.

MANAGEMENT REPORT

ACTION ITEMS

Jayhawk Mechanical Bid, Formal Approval

Bill moved to approve the Jayhawk proposal. Jack seconded. Motion carried.

American Family Master Policy Renewal

Jane moved to accept the American Family insurance policies for a total of \$91,570 with a deductible of \$25000 and 1% wind/hail per building as well as the Hartford Steam Boiler insurance for \$1,974 for the 2016-17 year to be paid out of Common Operating. Bill seconded. Motion carried.

Cady Building Maintenance Cleaning Bids

Jack moved to approve the bid from Cady Building with 2 cleaners to clean the 4 Condo Buildings at a cost of \$26,400 annually. Bill seconded. Motion carried.

Bill moved to have 4 hours per week, annual cost \$4,500, for the Community Building cleaners. Daniela seconded. Motion carried.

Proposals- Exterior Light Posts/Fixtures

Bill moved to accept the Pulse proposal to replace 2 parking lot light pole heads with LED bulb heads. To be paid out of Common Operating (streets, walks, drive, account # 5520). Staff to select which 2 poles to mount the LED lights on. Jack seconded. Motion carried.

Vendor Contract Renewal

Bill moved to accept the contract for (Option B) Dick's Sanitation, contingent that they do not take up any more parking spaces. To be paid out of Operating Common. Cindy seconded. Motion carried.

Electric Fire & Safety

Jane moved to approve the Electric Fire & Safety bid in the amount of \$430.71 annually. To be paid out of Common Operating and Condo Operating. Bill seconded. Motion carried.

Additional brick work 7327

Daniela moved to approve the repairs up to \$15,000 (3 Bedroom Reserve) at 7327 east and south walls. Cindy seconded. Motion carried.

Dominick (DMR) – Brick work

Mark moved to approve up to \$12,000 for the 2 bedroom to be paid out of the 2 Bedroom Reserves for brick repair. Jane seconded. Motion carried.

Bill moved to approve up to \$3,000 additionally for the condo brick repair to be paid out of Condo Reserves. Deb seconded. Motion carried.

NEW BUSINESS

7301 & 7305 retaining wall

Retaining wall and related work will be started by the end of September

Bill moved to approve the down payment to Nature's Garden, LLC for the subject retaining wall in the amount of \$7,780.00 to be paid out of Common Reserve. This style and material retaining wall is the model we'll use in future retaining walls. Jane seconded. Motion carried.

Condo Cable:

Bill will email language for a notice to residents to Management.

CONFIRMATION OF NEXT BOARD MEETING DATES: October 20, 2016

ADJOURNMENT:

Bill motioned to adjourn the meeting at 8:16PM. Deb seconded. Motion carried.

Respectfully Submitted,
Apryl Lamberger, Gassen Company