

GREENSBORO CONDOMINIUM HOMEOWNERS ASSOCIATION

MEETING MINUTES-BOARD OF DIRECTORS MEETING

MEETING-Thursday, September 17, 2015

Party Room, 6:30 pm

**Attendees:**

**Board Present:** Tim Hilger, Jack Chesney, Cindy Benzaquen, Daniela Hofer, Bryan Johnson, Luke Juhl and Peggy Israel.

**Board Absent:** Mark Stilley and Jane Kaufenberg

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

**Other:** Rick Hallquist (Maintenance)

**Homeowner Forum**

Nothing to report.

**Call Meeting to Order:**

Meeting was called to order at 6:40 PM, Quorum was established.

**Approval of Agenda:**

Bryan moved to approve the September 2015 Agenda. Luke Seconded. Motion carried.

-American Family (New Business)

**Committee Reports:**

**Social Committee-**Nothing to report.

**Landscape Committee -** See enclosed.

Peggy moved to approve the landscape committee report. Bryan seconded. Motion carried.

**Secretary's Report:**

Cindy moved to approve the August 20th Board Meeting Minutes as amended. Jack seconded. Motion carried.

**Treasurer's Report:**

Homeowners will have access to Balance sheet moving forward.

Cindy moved to accept the treasurer's report. Jack seconded. Motion carried.

**MANAGEMENT REPORT**

**ACTION ITEMS**

**Reliable/bobcat/dirt**

Bryan moved to approve the Reliable bid for \$697.00 for the landscaped area on the east side of 7316 building. Luke seconded. Motion carried.

### **O'Brien Ornamental**

Bryan moved to accept the railing bid from O'Brien for \$755.00. Jack seconded.

### **CPA-2016**

Michael P. Mullen proposal for 2015 year end services is \$2,790.00

Cindy moved to accept the proposal to hire Michael P. Mullen for 2015 year end services in the amount of \$2,790.00, to include audit by cost centers. Jack seconded. Motion carried.

### **Decks, General/Bids 7316/304**

General assessment from Dave Mielke/Gassen GC of bids from Allstar Construction (\$2,470.00) and Pudas Construction (\$1,985.00) for 7316/304. Bryan moved to approve the Pudas bid in the amount of \$1,985.00. Luke seconded. Motion carried. Management instructed to confirm with Pudas if this is an emergency repair or not, then provide bids to homeowner for her final decision. This is a limited common element, the Association will pay the vendor and chargeback the owner's account.

### **American Family Insurance:**

Bryan moved to accept the American Family Insurance proposal for master policy: liability, umbrella, and the Fireman's Fund policy for \$5 million umbrella policy and the Hartford Steam Boiler policy, all effective September 30, 2015. Cindy seconded. Motion carried. The Board will review the Chubb D&O insurance policy, which has a 2016 expiration, at a later date. The Board will also review the Fireman's Fund umbrella policy at the next Board meeting, after Management obtains pricing. Bryan moved to authorize Tim and Nancy to sign transfer of the agent. Luke seconded. Motion carried.

### **Landscape:**

Cindy moved to hire Twin Cities staffing to move the rock over the exposed plastic. Daniela seconded. Motion carried.

### **Old Business**

### **New Business**

### **Collections Review:**

902=\$0.00

903=\$783.79

904=\$39,710.28

905=450.00

**CONFIRMATION OF NEXT BOARD MEETING DATES: October 15, 2015**

**ADJOURNMENT 8:21 Bryan moved, Luke seconded. Motion carried.**