

Greensboro Condominium Homeowners Association
Meeting Minutes – Board of Directors Meeting
Thursday, September 21, 2017 Party Room, 6:30 PM
Final

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

Board Absent: Cindy Benzaquen,

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

Other: Ric Hallquist

Homeowner Forum:

7349 w Franklin – Dale Thompson;

Jetting of floor drains; Ric stated this has been completed.

Thank You: Board- all work they have been doing with the lawsuit

Thank You: Dorothy, Thrilled staircase is going to be removed

Michael 7325 W Franklin; Thank you Board for the work and correspondence

Call Meeting to Order:

President Tim Hilger called the meeting to order at 6:40 pm.

Approval of Agenda:

Bill moved to approve the September 21, 2017 agenda as amended below. Arlene seconded. Motion carried.

Additions:

Old Business- update on community room remodel

New Business: Website update, recycling news

Action Items – Mint Roof repairs

3 bedroom balcony beams/joists protection

Caulking results

Old Business- 3 Bedroom garage lintel update

Approval of the Revised matrix for owner/Association responsibility

Committee Reports:

Social: Nothing to report.

Party Room: Nothing to report.

Landscaping: West Franklin Steps – Hage Concrete got final city approval; work will begin soon. Reliable airted the lawn; ready for the 3rd seeding of slow grow, no mow.

Bill moved to approve the committee reports. Jane seconded. Motion carried.

Secretary's Report:

Moved to approve the August 17, 2017 Board Meeting Minutes as amended below. seconded. Motion carried.

-page 2; middle – Treasurers report (2nd paragraph) report moved to ETF bonds- changes to be made to the report; bring approval to the October meeting.

Treasurer's Report:

Melissa moved to approve the financial reports as presented. Jane seconded. Motion carried.

Management Report**ACTION ITEMS****All 4 Seasons Proposal:**

Bill moved to approve the Vince Lang bid to run six inch drain pipe in the condo courtyard in the amount of \$4,975.00 to be paid out of Common area landscaping. Deb seconded. Motion carried.

Hage:

Bill moved to approve to replace the front entrance sidewalk at 7318 in the amount \$3,300.00. Deb seconded. To be paid out of Common concrete reserves.

Bill moved to approve Hage concrete motorcycle pad on southwest corner of 7412 (grass corner with tree) in the amount of \$2,800.00. To be paid out of Common concrete reserve. Arlene seconded. Motion carried.

O'Brian Ornamental Iron:

Melissa moved to approve the O'Brian bid in the amount of \$3,150.00 for the West Franklin sidewalk/stair project as presented by Nature's Garden. Arlene seconded. To be paid out of Common operating streets, walks and drives. Motion carried.

Lawn and Snow Proposal:

Reliable bid in the annual amount of \$45,906 and Shwaders bid in the amount of \$52,140.00 for November 1, 2017-October 31, 2018.

Jane moved to approve Reliable bid for 3-year contract. To be paid out of Common operating Lawn Care Contract/Snow Removal. Arlene seconded. Motion carried.

American Family Insurance

American Family September 30th insurance renewal proposal

Daniela moved, Arlene seconded the American Family insurance renewal proposal. To be paid out of Common operating in the amount of \$94,848.00 for the year.

Electrical Panels for Cistern Project

Bill moved to approve the City of St. Louis Park changes required for the electrical controller, irrigation controller, UV kit and pump controllers to be mounted inside cabinets attached to the 7205 building. The cost of the cabinet units were \$1,390.40 plus tax that requires ratification for the minutes. Jane seconded. To be paid out of Common landscaping reserve. Motion carried.

Pending items for discussion and direction:

- a. Roof repairs Estimates-\$12,924.00

Bill moved to approve the roof repairs by cost center- operating roofs. Melissa seconded. Motion carried.

- b. Home and building address numbers list of units that need replacement or repair

Melissa moved to approve installing building numbers on the patio side of each 2 bedroom and garage side; and only the garage side of 3 bedroom townhomes. To be paid by cost centers- out of operating-exterior repairs. Arlene seconded. Motion carried.

3-bedroom balconies- Stone Valley

Daniela moved to approve the Stone Valley proposal for the installation of deck seal on the 3-bedroom balconies; \$150 per balcony. The cost will be charged back to homeowners. Tim seconded. Motion carried. Exterior repairs but will be charged back to HO.

Bill moved. Melissa seconded the Management report.

Old Business:

New Business:

Website update:

November meeting.

Recycling update:

In the next newsletter

ADJOURNMENT:

Deb moved to adjourn the meeting at 8:50 pm. Arlene seconded. Motion carried.