

**Greensboro Condominium Homeowners Association**  
**Meeting Minutes – Board of Directors Meeting**  
**Thursday, October 19, 2017 Party Room, 6:30 PM**

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

**Board Absent:** Cindy Benzaquen

**Gassen Company:** Kristi Hoffman, Gassen; Apryl Lamberger; recorder

**Other:** Ric Hallquist; Orion Stimpel

**Homeowner Forum:**

Rosie Schulte 7414 Unit 211. Rosie extended thanks to Ric for trimming bushes along the sidewalk. Rosie also asked about the cockroach infestation in the 7318 building; Orion stated that it is limited to 6 units and pest control has been out twice and plans to revisit to rectify the situation.

Dale Thompson, 7349 West Franklin, stated that Century Link came door to door and stated there can now be a dish on the roof. Tim clarified that dishes cannot be secured to the roof permanently and will need board approval. Dale was provided an update regarding the steps that will be built and Nature's Garden will be planting in the spring where the steps have been removed. Lastly, Dale asked if the board had any updates on the lawsuit; Tim stated that there is no new news and the mediation meeting is on Thursday, October 26<sup>th</sup>.

Jay Wolkenbrod, 7414 Unit 310, asked about the electrical boxes as the painting that was discussed a year ago still has not happened. Orion stated the boxes have been getting replaced, painting will be completed once they have been repaired.

Michael and Kelsie, 7325 W Franklin, gave their appreciation for all the board has done and is working on for the lawsuit.

Deanna Anderson 7412; The paint blemish she reported has been completed. Thank you for the quick action.

**Call Meeting to Order:**

President Tim Hilger called the meeting to order at 6:55pm.

**Approval of Agenda:**

Jane moved to approve the October 19, 2017 agenda as amended below. Arlene seconded. Motion carried.

**Additions:**

Action items: Staff apparel budget proposal (winter gear)

**Committee Reports:**

**Social:** Rosie presented. Caroling will be held on December 10<sup>th</sup>, and asked for \$125 for the caroling afterparty. Bill moved to approve \$125.00 for the caroling afterparty. Deb seconded. Motion carried. To be paid out of Social committee 5179.

**Party Room:** Nothing to report.

**Landscaping:** Tim presented an update from Dorothy; the cistern installation has been given the final approval.

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

**Secretary's Report:**

Bill moved to approve both the August 17, 2017 meeting minutes and the September 21, 2017 minutes. Arlene seconded. Motion carried.

**-Changes to the 3 Bedroom Balcony – Stone Valley -**

Installation of deck seal has been put on hold due to lintel project.

**Treasurer's Report:**

Draft budget sent to board to be reviewed by board members.

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

**Management Report****ACTION ITEMS****Unanimous Consent Resolution:**

**The Resolution restated and clarified who has the responsibility for repair, maintenance and replacement of the 2 and 3 Bedroom Townhome HVAC units.**

Jane moved to approve the unanimous consent resolution as presented. Daniela seconded. Motion carried: Unanimous. The resolution will be signed at the November meeting when all signatures can be notarized.

**Window/Door caulking project:**

Bill moved to approve Stone Valley's caulking bid in the amount of \$105,700.00; work to be performed in 2018. Arlene seconded. Motion carried.

**Rules and Regulations Document:**

The Rules revision will be sent out to the Board. Board members to submit comments to Tim on or before November 1<sup>st</sup>.

**Rental Rule Violation:**

Bill moved to approve a fine up to \$1,000 per day for anyone who breaks the lease terms of 6 months set in place by the Greensboro declaration. Deb seconded. Motion carried.

**Website Design:**

Jane moved to approve the Victoria Marie Design proposal for the Greensboro website; to include the Zillow integration and website content creation for a total of \$6,000 to be paid out of Miscellaneous Administration. Bill seconded. Motion carried.

**Jay Hawk Boiler Proposal:**

Bill moved to approve the Jay Hawk proposal for the 7414 building for boiler and control replacement in the amount of \$30,395. Expected replacement May 2018. Arlene seconded. Motion carried.

**Pool Equipment:**

Tabled to November meeting.

**Lintel Project:**

The test lintel project at 2050 and 7327 started on October 5<sup>th</sup>. The core vendors are: Encompass Engineering, DMR Masonry, Stone Valley Painting, Mint Roofing and DG Welding. The City of St. Louis Park requires an umbrella permit for each address. At this time, the cost for the test project has not been confirmed. When all costs are submitted, the cost for the remaining 25 decks will be estimated. Tim provided an update on the project to date.

**Pending items for discussion and direction:**

- a. Roof Replacement estimates. The Reserve Study has roof replacements slated to begin in 2019.
- b. CPAs for 2017 tax preparation and audit to be interviewed by Daniela.
- c. Security Cameras in condo entry.
- d. Parking Lot Mirrors. A quote will be forthcoming from Ric.

**Staff Apparel:**

Melissa moved to approve up to \$450.00 to be paid out of Miscellaneous Administration for winter staff apparel. Arlene seconded. Motion carried.

**ADJOURNMENT:**

Bill moved to adjourn the meeting at 8:36pm. Jane seconded. Motion carried.