

GREENSBORO CONDOMINIUM HOMEOWNERS ASSOCIATION

MEETING MINUTES-BOARD OF DIRECTORS MEETING

Thursday, October 20, 2016, Party Room, 6:30 pm

Attendees:

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

Board Absent: None

Gassen Company: Sevie Lanning, Property Manager and Apryl Lamberger; Recorder

Other: Rick Halquist and Orion Stimpel (Maintenance)

Homeowner Forum:

Bring the issue back to Dorothy for recommendations regarding mulch vs. rock for Judy Miller's area.

Controlling renters moving in and out.

Rosie was concerned regarding the sizable cutback/trimming Kim's bush; on-site staff answered stating that the bush was not removed nor hurt, it will come back next year, this was just trimming that Dorothy Pederson and is healthy process for the bush to strengthen it long term.

Deanna Anderson wanted to acknowledge the great pruning job that was completed. Deanna also asked if there will be anything replacing the shrub removal off of unit 111 and will the stump at 7412 be removed (yes).

Call Meeting to Order:

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

Approval of Agenda:

Bill moved to approve the October Agenda as amended below. Cindy seconded. Motion carried.

Additions:

Rules: Pool hours' rules were distributed in the summer and are in effect.

Rules: Use of "Next door" website

NB: Michael P. Mullen 2017 audit report quote.

OB: Replacement of would dead plants in the Courtyard and on Franklin

Dryer vent cleaning flyer from KMS to TH owners

Deduct Meter-Rick will check with city of SLP

Update on the light costs savings; board just approved meter.

New property manager Sevie Lanning was introduced. Her phone is 952-922-5575, which is also Client Support.

Committee Reports:

Social Committee:

Nothing to report.

Landscaping: Daniela

Shrub trimming has taken place. Arborists, landscaper and staff walked the grounds and decided on what needed to be trimmed, rejuvenated or removed. Lawn care company will be back the following week to start removing leaves. Orion will check with Dorothy on keeping leaves as mulch.

Bill moved to accept the Committee reports. Jack seconded.

Secretary's Report:

September meeting minutes tabled to November meeting.

Treasurer's Report: Daniela

Reserve study had to be sent back to the vendor for some corrections.

The 2017 budget will be voted on next meeting. Board members are asked to review especially their specific cost center and come to a consensus among the respective cost center board representatives.

Daniela moved to approve Michael Mullen's audit fee for 2017 of \$3,760.00 for new full audit by cost center. Jane seconded. Motion carried.

Daniela moved the bond purchase of Baxter International Baa2/A- 1.70% Coupon @100.75 to yield 1.53% to maturity at 08/15/2021 as follows:

2 BR Roof a/c no 2775 - \$20,000

3 BR a/c no 2776 - \$20,000

3 BR Roof a/c no 2777 - \$20,000

Condo a/c no 2778 - \$20,000

Condo Roof a/c no 2772 - \$20,000

Cindy seconded. Motion carried. It replaces the Deutsche Bank purchase which was cancelled due to Deutsche Bank's news the day after the board meeting approval)

ACTION ITEMS

KMS

The KMS flyer was sent in error to the Townhomes.

Dalco Entry Mats Proposals

Bill moved to approve option #1, entry only (one per building) in the amount of \$1,734.34, to be paid out of operating condo. Deb seconded. Motion carried.

Natures Garden Winter Containers

Bill moved to approve the 13 planters using option #2 for \$110 per pot. Jack seconded. Motion carried. To be paid out of Landscaping common operating. Motion carried.

Natures Garden – 7435

Jane moved to approve the Nature's Garden additional \$6,800 to be paid for out of landscaping common reserve. Mark seconded. Motion carried.

Rules and Regulation Changes

"NextDoor" Guidelines usage rules.

Cindy moved. Bill seconded. Motion carried.

Effective in 30 days (December)

7323 Wall (3 bedroom)

Will be fixed; projected for next week completion.

Courtyard:

Nature's Garden LLC will replace free of charge dead plants for a value up to \$400 next spring.

NEW BUSINESS

CONFIRMATION OF NEXT BOARD MEETING DATES: November 17, 2016

ADJOURNMENT:

Deb Motion to adjourn the meeting at 8:22PM. Bill seconded. Motion carried.