

Greensboro Condominium Homeowners Association

Meeting Minutes – Board of Directors Meeting Thursday, December 15, 2016, Party Room, 6:30 PM Final Draft

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

Board Absent: Jack Chesney

Gassen Company: Sevie Lanning, Property Manager, Apryl Lamberger; recorder

Other: Ric Halquist (Maintenance)

Guest Speaker: Dorothy Pederson, Natures Garden

Dorothy presented an update to the Board on the Rain Garden/cistern project.

Homeowner Forum:

7318-206; Louann Lanning (7318-206) and Judith Razieli expressed concerns regarding balcony invoicing.

Management and the Board of Directors urge any homeowners with concerns to please reach out to Sevie Lanning at slanning@gassen.com or at 952-922-5575. A punch-list for balcony fixes in the spring has been created.

Deanna Anderson wanted to know how often Condo building rounds are being done. Ric stated that the buildings are done every week and laundry rooms and boilers are checked daily.

Call Meeting to Order:

President Hilger called the meeting to order at 7:55PM.

Approval of Agenda:

Bill moved to approve the agenda. Mark seconded. Motion carried.

Committee Reports:

No reports.

November 2016 Secretary's Report

Tabled to January meeting.

Treasurer's Report

November financials have been tabled. Adjustments to certain accounting categories are to be made so year end financials will be in better order.

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

Action Items

Nature's Garden – Cistern/Irrigation project

Jane moved to accept the Nature's Garden, LLC proposal for an estimated cost to Greensboro of \$7,649.12, to be paid from Landscaping Common Reserve Expense with the caveats of clear assurances from the City of St. Louis Park regarding reasonable amounts of permit costs and that the city will not hinder the project with restrictions that would prevent the project from being declared completed. Bill seconded. Motion carried.

Be There Pest Control

Bill moved to approve the Be There Pest Control renewal contracts, i.e. Condo building \$2,480.20 per year including sales tax, to be paid from Exterminating Condo Operating Expense, Common \$1,501.84 per year including sales tax, to be paid from Exterminating Common Operating Expense. Mark seconded. Motion carried.

Dalco Mat for Condo Entrances

Cindy moved to approve the bid from Dalco for entry way mats in the amount of \$2,471.10, to be paid from Building repairs Condo Operating Expense. Bill seconded. Motion carried.

Light Poles

Tabled to January

Plumbing Valves Replacement

Ric will submit an inspection plan to the Board.

CONFIRMATION OF NEXT BOARD MEETING DATES: January 19, 2017

ADJOURNMENT:

Cindy moved to adjourn the meeting at 8:40PM. Mark seconded. Motion carried.