

**Greensboro Condominium Homeowners Association**  
**Meeting Minutes – Board of Directors Meeting**  
**Thursday, December 21, 2017**

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

**Board Absent:** Bill Theobald, Cindy Benzaquen, and Jane Kaufenberg

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

**Other:** Ric Hallquist and Brandon Wilt

**Homeowner Forum:**

Dale Thompson, 7349 West Franklin. Dale received the information regarding the litigation update; Tim stated that Gassen is in the process of removing the notice of litigation from the selling paperwork. Final checks are being processed and everything is getting wrapped up. Dale thanked the Board for all of their work on this.

Deanna Anderson, 7412 West 22<sup>nd</sup> Street Unit 105. In regard to the Confidentiality Agreement, Deanna wanted to know if the Board can discuss the Agreement in terms of percentages as she knows that the Board cannot release actual numbers in regard to total loss vs gain. Tim stated that the Board cannot give out percentages or numbers. The settlement exceeded the Association's legal costs and expenses, which is what our attorneys advised the Board to state to avoid the potential breaching the Confidentially Agreement.

Jedidiah Scharmer, 7318 West 22<sup>nd</sup> Street Unit 210. Jedidiah voiced his concerns regarding the cockroach issue that is now intruding into his unit. He asked the Board what the plan will be moving forward. His main concern is that unit 211 has not been available for the treatments in the past few months. The Board understands the frustrations and assured that the issue is taken care of properly. The Board stated that Units 210, 211, 310 and 311, all in 7318, will be treated on 12/22 and the Unit 211 will be inspected and treated and will be required to follow a treatment plan as recommended by the vendor. Since the unit Owner of 211 has been non-compliant in the past the Board is ready to take any action as necessary to ensure that proper treatment is followed.

Mackenzie Deutsch, 2028 Louisiana Avenue South. Mackenzie wanted to touch base regarding the increase on the 2018 Association Budget and what was the reason for the increase. The Board makes every effort to keep the dues increase down without jeopardizing a smooth running of Greensboro or inadequate funding of the Reserve Funds. With utility, salary and other costs going up each year one can reasonable expect a slight increase in dues every year.

**Call Meeting to Order:**

President Tim Hilger called the meeting to order at 7:00pm.

### **Approval of Agenda:**

Melissa moved to approve the November 2017 Agenda as amended below. Arlene seconded. Motion carried.

### Additions:

Discussed the Party Room rental amount moving forward and the option of documenting Board Member volunteer time.

### **Committee Reports:**

**Social:** Nothing to report.

**Party Room:** Nothing to report.

**Landscaping:** Nothing to report.

### **Secretary's Report:**

Melissa moved to approve the November 16, 2017 Board Meeting Minutes. Deb seconded. Motion carried.

### **Treasurer's Report:**

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

Melissa and Ric will be working to gather information regarding water usage for each building and build a spread sheet to track water usage per building.

The cistern work/raingarden project has been completed. Documentation for the Minnehaha Watershed reimbursement has been submitted to their committee for payment.

### **Management Report**

Welcome Brandon Wilt to Greensboro. Brandon is the new On- Site Maintenance Manager and is replacing Orion. Brandon reports to Ric.

### **Lentil project (3 bedroom)**

Two decks have been completed and the Board is considering completing some of the remaining balconies in 2018. Rough estimate is around \$8-9,000 each. There are 26 balconies remaining to be addressed.

### **Be There Pest Control**

Management executed the 2018 quarterly service agreements for the Condos and Common areas.

**The Villas:** Gassen has issued a check to the Villas to allow Greensboro to move snow to the vacant lot at the Villas in the amount of \$1,350.00. Tim Hilger executed the contract with the Villa on behalf of Greensboro.

**Building address numbers:**

This project was not completed this fall and will be completed in the spring of 2018.

**ACTION ITEMS**

**Next Board Meeting will be held on Tuesday, January 23<sup>rd</sup>.**

**Roof Replacement Proposal**

Discussion regarding the pricing for re-roofing of two (2) buildings to include removal, new insulation to bring the R Factor to code and adhere to a new 60 mil EPDM (rubber membrane to the insulation) and new sheet metal flashing caps. The new roofs would carry a standard 15-year manufacture warranty. The information presented gives the Board a starting point. The Board's funding planning is currently tracking close to the numbers per the Reserve Study and current balance.

There was also discussion regarding the Detached Garage Banks' roofs and replacement funds. It was determined that this item requires further discussion.

**Party Room Rental**

Daniela moved to approve the new rental fee of \$30 with a \$100 deposit. Melissa seconded. Motion carried.

**Live Trapping vs Bait Stations**

The proposal for live trapping of mice, rats, and squirrels at Greensboro was reviewed. Please note there is no secondary poisoning with the current rodent traps used on the property. According to the vendor any animal that eats the remains of a dead baited animal will not be harmed. The current bait stations are the most cost effective and least toxic method to use. Melissa moved to keep the current bait station contract. Deb seconded. Motion carried.

**Pending Items:**

**Natures Garden LLC 5-year plan** (Dorothy will attend the February meeting to discuss the 5-year plan.

**Security Cameras in condo entryways**

No other information at this time.

Melissa moved to approve the Management report as presented. Arlene seconded. Motion carried.

**ADJOURNMENT:**

Tim moved to adjourn the meeting at 8:06pm. Melissa seconded. Motion carried.

