

September 6, 2018.

Dear Greensboro Homeowners,

I'm honored to be your new president. My vision for Greensboro is:

- We love to live here and are proud of Greensboro.
- We know our neighbors and treat each other respectfully.
- We take good care of one of our biggest investments.

Various initiatives are underway. At the August meeting we created the following new committees:

- Finance Committee – Chair Logan Kern
- Communication Committee – Chair Jane Kaufenberg
- Architectural Committee – Chair Tim Hilger

Furthermore, Lauren Tomcheck took over the Social Committee Chair from Rosie Schulte. If your strength is in one of those areas we would love to have you join that committee. We are especially looking for a web master updating Greensboro's website. Please contact the chair directly. Contact details can be found at our website.

Greensboro's volunteer Home Owner Association (HOA) Board of Directors is responsible for the general well being and smooth running of the community. That fiduciary responsibility has been bestowed upon the Board members when the home owners elected them and the Board takes this responsibility seriously.

The News Brief has been established over a year ago to keep home owners and residents current. I encourage you to read them regularly together with the Board Meeting Minutes, the financials, the budget and the Reserve Study that are posted on Greensboro's website at www.GreensboroSquare.com. Another great way to stay informed is to attend the monthly Home Owner Forum and Board Meeting on the 4th Tuesday of the month. Yes, you can attend and observe when your Board is in session. Only exception is when the Board goes into Executive Session to discuss delinquencies, confidential matters, or personnel related things.

As with regard to the caulking and steel lintel project, the Board has diligently worked on this for over a year. An evaluation of the caulking and related areas

was done last fall, followed by five pilot projects this spring to define the exact scope of work. The relevant communication to the home owners can be seen by going to Greensboro's website, click on News, enter 'Caulking' in the Search Site box. The search result will show that it has been mentioned since August 2017 including the notations that it would be a 'home owner responsibility' in the News Briefs. The Board had its legal counsel Hellmuth & Johnson review Greensboro's legal documents and they determined it is a home owner responsibility.

Stone Valley Painting is the vendor who did the assessment and was going to do the caulking and steel lintel repair work. The Board approved the bid in June, Gassen signed the contract and dates were lined up to get the job done before cold temperatures arrive, and communicated to home owners with pricing. After the July Board Meeting, the over \$100,000 signed contract had to be cancelled. We are grateful that Stone Valley Painting let us do that without penalty.

As with regard to Stone Valley Painting, it is a locally owned, husband and wife company. Their team has performed varied and numerous jobs at Greensboro over the years to the satisfaction of the Board and most home owners. The condo balcony painting and repair job was a challenge that was years in the making before it was finally executed. A punch list was created addressing any open items reported by condo home owners and Stone Valley Painting followed up at no extra charge and it passed numerous City inspections. The City of St. Louis Park insisted that all the condo balcony railings had to be raised to meet commercial code. It was Stone Valley Painting who fought with the City and won, thus saving thousands of dollars to the condo balcony home owners. Stone Valley is currently working on the garage lintels below the 3 bedroom balconies, in tandem with our roof and brick vendor. Their work gets inspected by an engineering company and the City has to approve each balcony according to the permit pulled. Two pilot 3 bedroom balcony garage lintels were done last year to the Board's and City's satisfaction.

Let's work together. We appreciate your constructive feedback.

Respectfully,

Daniela Hofer
Greensboro President