

**Greensboro Condominium Homeowners Association  
Board Meeting Minutes  
Greensboro Conference Call, June 23, 2020**

The Regular Monthly Meeting of the Board of Directors of Greensboro was called to order at 6:44 pm remotely with GoToMeeting by President Daniela Hofer.

A quorum was present with the following Directors in attendance: Arlene Bleecker, Jane Kaufenberg, Tim Hilger, Daniela Hofer, Dawn Knudson, Mark Stilley, Bill Theobald, Lauren Tomcheck and Deb Wolkenbrod. Also, in attendance were Gassen Company Property Manager Shayne Damian and Onsite Manager Ric Halquist.

Tim Hilger made a motion to approve the agenda as amended seconded by Jane Kaufenberg motion carried.

**COMMITTEE REPORTS:**

Social Committee Report - Lauren Tomcheck – No Report

Grounds Committee - Deanna Anderson – See Committee Report - June 23rd 2020

Architecture Committee Report -Tim Hilger – No report but will provide and update later in the meeting on the Club House bathroom upgrade.

Communication Committee - Jane Kaufenberg

Bike Storage Committee - Bill Theobald - No report

Tim Hilger motioned that the Committee reports be accepted, Dawn Knudson seconded, the motion carried.

Secretary's Report: Presenter, Jane Kaufenberg

Tim Hilger motioned that the Minutes of May 26th, 2020, Regular Meeting be accepted as amended, Deb Wolkenbrod seconded, the motion carried.

Management Report, Presenter: Association Manager, Shayne Damian

Deb Wolkenbrod motioned to accept 7412 stairs proposals from Hage for \$39,000 Dawn Knudson seconded, motion carried. Condo Reserves.

Lauren Tomcheck made a motion to approve Natures Garden proposal for the 7412 South side in the amount of \$43,615, Tim Hilger seconded, 3 opposed, motion carried. Common Reserves.

Tim Hilger made a motion to approve the routine maintenance to be done by Mint split up and costs allocated to the appropriate cost centers. Deb Wolkenbroad seconded, motion carried. Operating by cost center.

Deb Wolkenbroad made a motion to approve the J. Becher proposal for the \$1,246.08 to replace the power supply for the TX3 in the 7412, 7318 & 7316 condo building, Dawn Knudson seconded, motion carried. Condo operating.

Comcast Community Service Agreement -tabled

Deb Wolkenbrod made a motion to accept the proposal from J Hawk to replace the boiler for the 7318 building in the amount of \$32,450 to be funded out of Condo Reserves, Dawn Knudson seconded, motion carried.

Deb Wolkenbrod made a motion to amend the Rules and Regulations to state that all cars parking in striped stalls must face into parking spaces and not backed into a striped parking space. Dawn Knudson seconded, motion carried.

Deb Wolkenbrod motioned that Rogness Appliance Repair "Client-Selected Vendor Disclaimer of Liability" be given an exception to the insurance requirements of VIVE. Arlene Bleeker second, motion approved.

Tim Hilger made a motion that Court Surfaces "Client-Selected Vendor Disclaimer of Liability" be given. Jane Kaufenberg seconded, motion carried.

Tim made a motion to approve the opening of the Swimming Pool with the COVID-19 preparedness plan which includes frequent cleaning, capacity limit, time frame limit, social distancing and other government safety recommendations. A liability waiver needs to be signed by each homeowner (and renter) prior to having access to pool. The owners (and Owners' tenants) with delinquent accounts shall continue to be denied access to the pool and Club House rental until the delinquent count comes current. Dawn Knudson seconded, motion carried.

Tim Hilger motioned to increase the funding of the Club House bathroom remodeling by up to \$9,000, Jane Kaufenberg seconded, motion carried. Common Reserves.

Deb Wolkenbrod made a motion to approve KMS Air Duct Cleaning bid up to \$2,400 to replace the air filter's exchangers for all condo building Dawn Knudson seconded, motion carried. Condo operating.

Tim Hilger made a motion to approve KMS Air Duct Cleaning bid to clean the air ducts in the Club House Building, Jane Kaufenberg seconded, motion carried. Common operating.

Jane Kaufenberg made a motion to approve AMEK's proposal for the 2 bedroom townhomes siding, upper window replacements and flashing for 7409, 7413, 7417 and 7421 North side, Mark Stilley seconded, motion passed.

Treasurer's Report: Presenter, Jane Kaufenberg

Tim Hilger made a motion to approve Treasurer's report Mark Stilley seconded, motion carried.

There being no other business, a motion to adjourn was made by Tim Hilger and seconded by Jane Kaufenberg, and the regular meeting was adjourned at 8:30 pm.