

**Greensboro Condominium Homeowners Association
Board Meeting Minutes
Greensboro Conference Call, December 22nd, 2020**

The Regular Monthly Meeting of the Board of Directors of Greensboro was called to order at 6:43 pm remotely with Zoom 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 was Gassen Company Onsite Manager Sonja Spohnholtz.

Tim Hilger made a motion to approve the agenda as amended, seconded by Lauren Tomcheck, motion carried.

COMMITTEE REPORTS:

Architecture Committee Report -Tim Hilger – 1 architecture request for a new Condo patio door and windows. Sonja Spohnholtz reported that the appropriate documents including vendor qualifications were signed by the homeowner and turned into Gassen. The Owner and vendor were given the Greensboro installation protocols including water protections details.

Communication Committee - Jane Kaufenberg - December News Brief draft should be out by December 26, 2020 weekend, hopefully in time for Gassen to send it out before their break for the New Year holiday. Sonja will send Mark Stilley the PDF of the October Board Regular Meeting Minutes to post on the web site.

Tim Hilger motioned that the Committee reports be accepted, Jane Kaufenberg seconded, the motion carried.

Secretary's Report: Presenter, Jane Kaufenberg

Tim Hilger motioned that the Minutes of the November 24, 2020, Regular Meeting be accepted, Mark Stilley seconded, the motion carried.

Management Report, Presenter: Gassen Representative, Sonja Spohnholtz

Bill Theobald made a motion to approve Gassen Construction & Maintenance bid for the squeaky ceiling in unit 7318 W 22nd St. Unit 201, for \$11,050, Dawn Knudson seconded, motion carried, to be paid out of Condo Common Reserves.

Dawn Knudson made a motion to approve the railing replacement at the main entrance of 7412 by O'Brien for \$600, Deb Wolkenbrod seconded, motion carried to be paid out of Common Operating Expense - Building Repairs.

Bill Theobald made a motion to approve the Gassen Construction & Maintenance proposal to fix the carpet in 7412, near unit 215 for \$885, Dawn Knudson seconded, motion carried. To be paid out of Common Operating Expense - Building Repairs.

Treasurer's Report: Presenter, Jane Kaufenberg

The Treasurer's report was not approved, financials still need to be reviewed.

Caulking of the 4 Condo Buildings' windows, patio doors, common entries, laundry room windows, and air conditioner sleeves was tabled.

There being no other business, Tim Hilger made a motion to adjourn, seconded by Lauren Tomcheck and the regular meeting was adjourned at 7:22 pm.