**Greensboro Condominium Homeowners Association**

**Board Meeting Minutes**

**Greensboro Club House, February 23, 2021**

The Regular Monthly Meeting of the Board of Directors of Greensboro was called to order at 6:55 pm by President Dawn Knudson.

A quorum was present with the following Directors in attendance: Arlene Bleecker, Nancy Huyink, Jane Kaufenberg, Dawn Knudson, Mark Stilley, Bill Theobald, Lauren Tomcheck, Eric Wilson, and Deb Wolkenbrod. Also, in attendance was Gassen Company Onsite Manager Sonja Spohnholtz.

Bill Theobald made a motion, seconded by Arlene Bleecker, to approve the agenda as amended, motion carried.

COMMITTEE REPORTS:

Architecture Committee Report -Tim Hilger and Bill Theobald: There are several requests being reviewed for townhouse patio doors and condo architectural changes. At Tim’s request, the Architectural Request process and form will be featured in the February News Brief.

Social Committee Report - Lauren Tomcheck: No one has volunteered to help with a Spring garage sale. A call for volunteers will be posted in the condo laundry rooms, and Jane Kaufenberg will put a call for help in both the February News Brief and on the Nextdoor blog.

Communication Committee Report - Jane Kaufenberg and Mark Stilley: The February News Brief is in draft form and should be out shortly. Results from the recent Board of Directors election were posted by Jane on Nextdoor along with a list of the new officers and current Board members. Web master Mark Stilley has posted the December minutes and newsletters and the current Architectural Request Form on the web site, bringing all of the content up-to-date.

Lauren Tomcheck made a motion, seconded by Arlene Bleecker, to accept the Committee reports, motion carried.

Secretary’s Report: Presenter, Jane Kaufenberg

Bill Theobald motioned that the Minutes of the January 26, 2021, Regular Meeting be accepted as amended, Deb Wolkenbrod seconded, the motion carried.

Management Report, Presenter: Gassen Representative, Sonja Spohnholtz

Lauren Tomcheck made a motion to approve up to 2 Garage Lintels to be worked on during the 2021 season, units to be selected by engineering firm Encompass, Inc., upon selection, vendors will be sourced for completion of the project, Eric Wilson seconded, motion carried.

Siding bids for 2- and 3-Bedroom townhouses were tabled until the March meeting.

Bill Theobald made a motion, seconded by Deb Wolkenbrod, to accept the February 9, 2021 Jay Hawk quote to test the RPZ backflow in the condo boilers as required by the City of St. Louis Park, at $150 per boiler. The motion passed, to be paid out of Condo-Boilers.

Bill Theobald made a motion, seconded by Deb Wolkenbrod, to accept the February 12, 2021 Morkrid Painting quote for $2100 to repair and paint the water damaged wall and ceiling in building 7318, unit 110. Motion passed, to be paid out of Condo Reserves.

Treasurer’s Report: Presenter, Bill Theobald

Jane Kaufenberg made a motion to approve the Treasurer’s Report, Arlene Bleecker seconded, the motion carried.

Old Business

Eric Wilson made a motion, seconded by Arlene Bleecker, to open up all of the staircases on West Franklin to foot traffic. The motion passed, with 2 directors opposed.

New Business

Lauren Tomcheck made a motion to buy 3 trees for $35 each, the maximum allowed, at the City of St. Louis Park Annual Tree Sale. Jane Kaufenberg seconded and the motion passed. The trees will be chosen by landscaper Dorothy Pederson, and will be available in early May.

There being no other business, Lauren Tomcheck made a motion to adjourn, seconded by Bill Theobald, the motion carried and the regular meeting was adjourned at 8:17 pm.

**Greensboro Condominium Homeowners Association**

**Executive Meeting Minutes – Board of Directors Meeting**

**Greensboro Conference Call, February 23, 2021**

**Draft-JK**

A quorum was present with the following Board of Directors in attendance: Arlene Bleecker, Nancy Huyink Jane Kaufenberg, Dawn Knudson, Lauren Tomcheck, Mark Stilley, Bill Theobald, Eric Wilson, and Deb Wolkenbrod. Also in attendance was Gassen Company Onsite Manager Sonja Spohnholtz.

The Executive Meeting was called to order at 8:18 pm on Zoom by President Dawn Knudson.

Lauren Tomcheck made a motion to approve the amended meeting minutes from January 26, 2021. Deb Wolkenbrod seconded, motion carried.

Jane Kaufenberg made a motion to adjourn at 8:34 pm and Bill Theobald seconded, motion carried.