

**Greensboro Condominium Homeowners Association**  
**Board Meeting Minutes**  
**Greensboro Conference Call, January 26, 2021**

The results of the mail-in election were announced on January 26 as follows: Jane Kaufenberg for the 2 Bedroom townhouses, Nancy Huyink and Eric Wilson for the 3 Bedroom townhouses, Dawn Knudson, Bill Theobald, and Deb Wolkenbrod for the Condos.

The Board elected the following members to the Executive Board on January 26: Dawn Knudson as President, Eric Wilson as Vice-President, Jane Kaufenberg as Secretary, and Bill Theobald as Treasurer.

The Regular Monthly Meeting of the Board of Directors of Greensboro was called to order at 6:54 pm remotely with Zoom 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 and Gassen President Kirk Gassen.

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

**COMMITTEE REPORTS:**

Architecture Committee Report -Tim Hilger: Committee member Bill Theobald approved a non-structural change request in January. A condo unit in 7412 and a unit in 7318 have been sold and are being gutted, another unit in 7318 has been remodeled and is up for sale. The committee wants to remind people that changes to flooring in the condos may require filing an architectural request form, email [greensboro@gassen.com](mailto:greensboro@gassen.com) to check.

Social Committee Report - Lauren Tomcheck: The Little Library is going well and books are being read, returned and read again. A Spring garage sale is being considered if help is provided, email Lauren at [lauren.tomcheck@gmail.com](mailto:lauren.tomcheck@gmail.com) to volunteer.

Communication Committee Report - Jane Kaufenberg: January News Brief draft should be sent to Board members by January 30 or 31, Sonja will send Mark Stilley the PDF of the November Board Regular Meeting Minutes to post on the web site.

Bill Theobald made a motion, seconded by Deb Wolkenbrod, to accept the Committee reports, motion carried.

Secretary's Report: Presenter, Jane Kaufenberg

Lauren Tomcheck motioned that the Minutes of the December 22, 2020, Regular Meeting be accepted, Bill Theobald seconded, the motion carried.

Management Report, Presenter: Gassen Representative, Sonja Spohnholtz

Lauren Tomcheck made a motion, seconded by Eric Wilson, to pay for the DMR Invoice dated January 25, 2021 for brick repairs for \$14,871.30. Motion carried, to be paid out of 3 Bedroom Reserves.

Bill Theobald made a motion, seconded by Deb Wolkenbrod, to accept Jay Hawk's January 13, 2021 proposal for the replacement of the boiler in 7316 for \$31,475.00. This boiler was purchased in 1979 and is well past the usual life span. Motion passed, to be paid out of Condo Reserves.

Lauren Tomcheck made a motion, seconded by Bill Theobald, to accept the Management Report. The motion carried.

Treasurer's Report: Presenter, Jane Kaufenberg

Jane Kaufenberg made a motion to approve the amended Treasurer's Report for December 22, 2020 containing November financials, Lauren Tomcheck seconded, the motion carried.

The December financials will be reviewed in February.

Old Business

The action concerning condo building caulking was tabled until next month.

New Business

A motion was made by Lauren Tomcheck and seconded by Arlene Bleecker, that Greensboro dog owners fill out a registration form for each of their dogs and pay a one-time \$10 fee, money to be spent on the dog park and dog-related property maintenance. The motion carried, with 1 director opposed.

A motion was made by Eric Wilson and seconded by Nancy Huyink to open the 3 closed staircases on West Franklin to winter traffic. The motion carried, with 1 director opposed, but is conditional, based on the cost of the additional shoveling. Sonia Spohnholtz will check with Reliance.

There being no other business, Bill Theobald made a motion to adjourn, seconded by Arlene Bleecker, the motion carried and the regular meeting was adjourned at 7:49 pm.