

**Greensboro Condominium Homeowners Association  
Board Meeting Minutes  
Greensboro Club House, Monday, April 24<sup>th</sup>, 2023 6:00pm**

**Attendees present: Arlene Bleecker, Lauren Jackley, Dan Hudlow, Andrew Scheffler, Jillian Gordon, Michael Simmington and Angela Schneider, Allison Albert**

**Members absent: Mandi DeWitte**

**Gassen Company: Jordan Christopherson, and Dawn Knudson, Onsite Manager.**

**Matt Greenstein also in attendance.**

Open Forum started at 6:03pm:

Homeowner- shared concerns about parking. With un-announced notice about brick work. She reports 5 green spots missing due to brick work project. Cement slab was put in by the nursing home. "We lost spots" since slabs were poured. Slash marks be made into 2 Green parking spots. She is proposing new color for permits. Lock boxes concerns. Concerns about dead sod that should be ripped out and put in for wild flowers.

Deb and Jay, homeowners- New cement work was done back in October. The work is supposed to be guaranteed. Cement should be re-done. She brought up this concern to Dawn since last December. A letter needs to be sent out to the homeowners.

Another homeowner, Rick, is talking about his \$10,000 loan out that he is still paying back.

Deanna Handerson from 7412 building- talking about Governing Document re-write. She would like good communication around this topic with homeowners. 4 pieces of mail she feels are misinformation. This includes an outdated contact info from the Bobby and Steve's towing notice, holiday greetings and recycling, dog rules and regs, and laundry room rules. This will be addressed by Dawn Knudson. Towing vehicles has helped the parking spaces.

The Regular Monthly Meeting of the Board of Directors of Greensboro was called to order at 6:23pm by Jillian Gordon, Vice President.

**REVIEW AND APPROVAL OF AGENDA: add Nature Garden on Franklin Ave discussion. Andrew Scheffler motions to approve, seconded by Dan Hudlow.**

**COMMITTEE REPORTS:**

Secretary's report- Approval of March 2023 meeting minutes. Drop landscaping mulching to prevent weeds off the agenda. It should really be mulch the plants. Andrew Scheffler motions to approve, seconded by Dan Hudlow.

Treasurer's Report – Approval of March 2023 Financials. The net income for the condos is \$21,863, which is \$17,788 over. 2Br - \$7, 163 net income. 3Br net income is \$24,459, which is over by about \$1,885. Cash Checking \$1,081,315 net.

Common fund over by a little. Bill for 2 br \$32,000 bill. 3br (2 units) \$34,000 each for a bill. This is for the materials of the roofs. Arlene Bleecker moves to approve, seconded by Michael Simmington.

Landscape Committee- met with Kokesh and looked around for landscaping. Will start recruiting volunteers for summer projects. Put flowers in and fix up community room. Planter boxes, trimming up bushes, side flower boxes, and clean up circle by mirror are some examples of projects. Arlene has \$18,000 for landscaping. Kokesh came up with \$19,000. Seth Stevenson from Gassen, said he will reseed around an area that had project work completed.

Social Committee Report- nothing to report.

Architectural Review Committee- nothing has been approved to document since last meeting.

#### MANAGEMENT REPORT:

Prior approvals-

Pending Approvals- Siberian elms to be cutdown is tabled due to budgetary concerns. The board motioned to approve the Siberian Elm injections. This was motioned to approve by Andrew Scheffler, and seconded by Jillian Gordon.

Project Management Report- electric panels talked to vendor again they still don't have materials. Dawn Knudson has not moved on to a new vendor, as was asked by the board at the previous meeting. She reported a new vendor would take another 11 to 12 months. She said we are still waiting on supplies.

2023 Masonry/ Brick Repairs- update from Seth Stevenson. Working on filling ground out joints, caulking windows, and higher bricks, mortar was cured (1-4 weeks) dependent on temperature.

Mint Roofing project- will start soon tentative for week of May 15. Work being done on remaining buildings.

#### OLD BUSINESS

Condo Carpet Replacement Projects – start on building 16 and will begin in mid-May.

2BD Sewer Line Replacement Project- Serve Pro bid, and other bids received including Paul Bunyon. A week notification will be given to the homeowners and will begin the replacement work.

#### GOVERNING DOCUMENT RE-WRITE PROJECT

Matt Greenstein- a final re-write was sent to the board members for review before approval. Dan Hudlow had a question in section 6.1, which states that a seat on the condos would be lost, and a seat on 2br would gain a seat. Committee members have no voting power. Arlene Bleecker, Lauren Jackley, and Michael Simmington opposes the draft due to section 6.1. Dan Hudlow, Allison Albert, Angela Schneider, Andrew Scheffler, and Jillian Gordon approve motion to approve the draft of the Governing Document Re-Write.

Loan Update- repayment options to discuss soon.

Reserve Study Update- information has been received by Jordan before they complete an onsite inspection. It should be received before our budgeting meeting in July or August.

#### NEW BUSINESS

Carpet cleaning- bids approved by Arlene, seconded by Michael.

Rental Management Update- an update was provided by Jordan. It has been difficult to find a management company that wants to oversee them.

Adjournment motion called by Angela Schneider at 7:29pm and seconded by Jillian Gordon. The motion carried.

**Greensboro Condominium Homeowners Association  
Executive Meeting Minutes – Board of Directors Meeting  
Greensboro Club House, April 24<sup>th</sup>, 2023**

The Executive Meeting was called to order at 7:32 by Jillian Gordon.

A quorum was present with the following Board of Directors in attendance: Arlene Bleecker, Lauren Jackley, Dan Hudlow, Andrew Scheffler, Michael Simington, Jillian Gordon, and Angela Schneider. Also in attendance was Gassen Company Onsite Managers - Dawn Knudson.

Members Absent: Mandi DeWitte

SECRETARY'S REPORT- Approval of March Executive Meeting Minutes. Motion to approve the minutes by Angela Schneider approved, seconded by Dan Hudlow.

Motion to approve the Executive Agenda- motioned by Angela Schneider, and seconded by Dan Hudlow.

**OLD BUSINESS-**

Collection Report and Updates- Homeowner Delinquency- Jillian Gordon plans to begin paying on it in the next month or two. Angela Schneider would like the delinquencies separated by condos and townhomes. In total, there is around \$47,000 in delinquencies across the community complex.

**NEW BUSINESS-**

There being no other business, Angela Schneider made a motion to adjourn, seconded by Andrew Scheffler, the motion carried, and the regular meeting was adjourned at 7:39 pm.