

11/14/2023 – Greensboro Homeowner’s Association Monthly Meeting

6:01PM – Homeowner's Forum

6:10PM – Meeting Called to Order

6:10PM – Approval of Agenda

- Dan adds “Parking Pass Situation” to the New Business Agenda
- Dawn adds “Insurance” to the New Business Agenda
- Andrew motions to approve the Agenda, Daniel seconds. Motion carries.

6:13PM – Adelaine approves

6:14PM – Adelaine motions to accept the Treasury report

6:15PM – Adelaine and Jillian are added to the Landscaping Committee

6:15PM – Social Committee

6:17PM – Management Committee

6:18PM – Project Management Report

- 2023 Masonry work is wrapped up
- Additional SoW will be started in 2024
- Mint Roofing has dealt with the flat roof vents that was causing precipitation in the bathrooms.
- Nature Garden restoration has been tabled until Spring. Will resume in a phased approach.

6:19PM – Old Business

- Condo carpet replacement
 - Per Dawn, 90% done.
 - Per Daniel, some of the stairs did not have the carpet “glued” to the wood.
 - Per Arlene, she is going through 18 building and reviewing the craftsmanship
- Condo electrical panel
 - Per Dawn, project is tabled
- Reserve Study Update
 - Per Dan, reserve study has been received by Abbey Street and they are working on getting a plan together.
- 7223 & 7227 Sidewalk Proposal
 - Approved
- Norway Maple Crab Apple Tree
 - Per Dawn, stumps need to be removed and this will occur this year.
- Cement Work for 2BR
 - Project ongoing

6:22PM – New Business

- Security System
 - Per Andrew, no update yet
- Phone System
 - 7 lines, 4 for each of the condos, 1 for clubhouse, 2 for pool
- Abbey Street
 - Per Dan, HOA dues go to Gassen Accounting and they give put it into an Account, Abbey Street has difficulties allocating this into investment vehicles.
 - Dan would like to have Abbey Street receive HOA funds directly.
 - Board agrees to table this situation until Abbey Street provides investment strategy based on reserve study.
- Parking
 - Andrew motions to create a framework for a Car Registry to begin organizing (not enforcing) a new parking system at Greensboro
- Insurance
 - DaNetta will contact Nesbit regarding the Total Building Value, All In vs. Bare Walls, Governing Documents, etc.

7:22PM – Andrew motions to adjourn, Arlene seconds. All in favor. Meeting adjourned.