

**Greensboro Condominium Homeowners Association  
Board Meeting Minutes  
Greensboro Club House, Monday, March 27<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.**

Welcome Allison Albert–new 3 br townhome representative!

Open Forum started at 6:00pm: Question about trees and ones that have been cutdown. Symptoms were shown by SaveATree to Dawn Knudson. A certified arborist is onsite with the current vendor. Also, concerned about the price of the vendor to cutdown the tree. Andrew Scheffler suggests having a city official if there is a certified arborists and possibly 2<sup>nd</sup>, 3<sup>rd</sup> bid from outside vendor.

Homeowner is concerned about zoom meeting not being attached to calendar invitation. She also would like the agenda to be attached. She expressed concerns about pot smoking in living situation. Franklin landscaping - Mulching mower to keep landscaping maintained, and mulching on plants. She mentioned trying to prevent weeds. Arlene Bleecker responded about plan to prevent weeds and maintenance.

Mark Stilley- sidewalk and bottom of stoop there is a big gap at front door.

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 two proposals from SaveATree. Andrew Scheffler motions to approve, seconded by Dan Hudlow.

**COMMITTEE REPORTS:**

Secretary's report- Approval of February 2023 meeting minutes. Angela Schneider motions to approve, seconded by Dan Hudlow.

Treasurer's Report – Approval of February 2023 Financials. We are on budget. 3 br and 2 br townhomes are down a little due to quarterly water and sewer. Andrew Scheffler motions to approve, seconded by Michael Simmington.

Landscape Committee- still snow on the ground, nothing to report.

Social Committee Report- nothing to report.

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

## GOVERNING DOCUMENT RE-WRITE PROJECT

Matt Greenstein- went through HOA documents page by page, line-by-line. A red line version was put together. One of the biggest changes- budgeting for each cost center.

Change made on the insurance governing documents motioned by Dan Hudlow, seconded by Michael Simmington (Section 6.1, h.).

## MANAGEMENT REPORT:

Prior approvals-

Pending Approvals- approval of new 3BD townhome representative. Note for Gassen management contract renewal approval 5% increase in salary. \$7,400 for reserve study. Jillian Gordon motions to approve, seconded by Arlene Bleecker.

Project Management Report- electric panels talked to vendor again they still don't have materials. Will move on to new vendor if they don't have an answer by Friday. They do have the lamp posts ordered.

2023 Masonry/ Brick Repairs- update from Seth Stevenson tomorrow.

## OLD BUSINESS

Condo Carpet Replacement Projects – need to pick a date.

2BD Sewer Line Replacement Project- the insurance company will not help cover repair cost of replacing the pipe. Matt Greenstein comments on the following: common areas and facilities in ix section 1.b of current governing documents. Limited common areas

Anything on the other side of the concrete slab – assessed back to homeowner (anything benefiting only the single unit owner).

\$150,000 bid for refurbishing of 2 BD sewer pipes. Part of the 1.8 million dollar loan will help with financing (15 year loan). Bids are coming from Paul Bunyon for the pipe and looking for the construction & rebuild. There will not be an assessment to homeowners.

Loan Update- repayment options to discuss soon.

## NEW BUSINESS

Rental Management Update- two units open under the board and will check on vacancy

Board Member Vacancy Election- voted to bring on Allison Albert

Adjournment motion called by Angela at 7:35pm and seconded by Jillian Gordon. The motion carried.