

Meeting Minutes -- Regular Meeting

May 22, 2012

Attendees:

Board members: Jim Arthur, Steven Sawada, Tim Trohimovich, David Morse, Robin Cole, Annie Sherman & Rob Green

Homeowners: Suzanne Heidema,

Robin called the meeting to order at 7:07

Building Manager Interviews: The board interviewed four candidates for the building manager position. Board considered offering a live-in manager position versus off site. Jim moved to hire Early Bird Maintenance contingent on a background and reference check. David seconded. Robin amended motion to include a revision/negotiation to the contract provided. Tim seconded amendment. Amended Motion carried.

Approval of Agenda: agenda approved.

Approval of April Minutes: Steven moved, Tim seconded. Motion passed.

Approval of February Minutes

Homeowners Issues

Unit 107 requested dismissal of the late fees accrued so far in 2012. Steven moved that owner be required to pay late fees, Jim seconded. Motion carried.

A homeowner requested that the board take a more kind tone in communications to homeowners. Board will take request into consideration in the future when creating notifications to homeowners.

Reports:

Committee:

Webpage: Rob suggested using godaddy.com for our webpage and requested that Suzanne pay the vendor annually so that he does not need to request reimbursement on a monthly basis. He intends to include meeting minutes, the reserve study, etc linked the website for easy homeowner access.

Landscaping: David suggested using kinnickinnick in the front and coordinated landscapers in the front of the building.

Reserve: Jim supplied board with a list of projects for 2012 that need to be done.

Jim moved to approve entire list. Tim amended Jim's motion to include painting the back door to match (listed as maintenance). Steven seconded amended motion.

Motion passed.

Steven collected committee names and will email list to Suzanne. Suzanne will add contact information to the names and forward it to the board.

Leaking toilets: A few toilets had water levels that were too high, but there were no leaks.

Building Manager: N/A

Financial:

Reserves are building.

Suzanne is getting calls requesting information on units that are for sale.

Old Business

Delinquent homeowners dues –

Unit 405: paid almost entire balance.

Lien will be filed on units 108.

Unit 208 is very delinquent but not quite to 90 days yet.

Reserve Study Update: moved to June agenda

Bicycle Room Management: moved to June agenda

Big Blue Book Clean Up: Jim will make appointment with Sue.

Small Claims Court: moved to June agenda

Elevator Inspection Report: moved to June agenda

Garbage Room Keys: no longer a problem.

Carpet Cleaning will be done Wednesday. Notices have been posted.

Bids: Pioneer. Jim will get a second opinion.

New Business

Washing machine replacement: Jim got a bid from Dynamic Sales for a front loading washer. Tim moved to approve the new washing machine. Annie seconded. Motion carried.

Sprinkler: Jim found a broken sprinkler (and a broken pipe which is preventing the proper pressure in the system). Landscaping company may make repairs for only the cost of parts. Suzanne will ask Sublimescapes to make repairs and bill the Association. Tim moved to authorize landscapers to buy the parts and make repairs. David seconded. Motion carried.

Adjourn: Rob moved to adjourn. Tim seconded. Meeting adjourned at 9:42.

A M B A S S A D O R I

