

**REGAL CHATEAUX CONDOMINIUM ASSOCIATION
MONTHLY BOARD OF DIRECTORS MEETING**

Thursday, Sept 10, 2020

A regular meeting of the Board of Directors of the Regal Chateaux Condominium Association was held at 7:06 pm, September 10, 2020 by teleconference due to the pandemic. The following were present:

Karen French, President
Gail Glowacki, Vice President
Holly Kapitan, Treasurer

Kathryn Basden, Secretary
Lester Gurtle, Director
Steve Elmore, EPI

I. CALL TO ORDER

The meeting was called to order at 7:06 pm by Karen French.

II. OPEN FORUM

III. APPROVAL OF THE MINUTES

Motion by G. Glowacki to approve the minutes of the July 14, 2020 meeting.
Seconded by L. Gurtler. Motion unanimously approved.

IV. MANAGEMENT REPORT

2021 Budget – S. Elmore reviewed the proposed 2021 budget with the Board. It was noted that the proposed budget would be going up 2% over the 2020 monthly assessment.

The Board approved the preliminary draft of the 2021 budget and agreed that it should be sent to the Owners at least 10 days in advance of the meeting. The Board would then approve the Budget at the November 2020 meeting.

Pool Repair Project – The Pool Repair Contract was attached to the minutes. Work was scheduled to start in October, 2020.

Concrete Replacement – Concrete Replacement with Frazier Concrete was scheduled to be completed in September/October 2020.

Annual Meeting – Steve Elmore stated that an election will be held for the entire Board. Board members receiving the highest number of votes will serve two-year terms and the lowest number of votes will serve a one-year term.

Motion by L. Gurtler to postpone the annual meeting until March 2021.
Seconded by Gail Glowacki. Motion unanimously approved.

Parking – An Owner complained that there was insufficient parking. The Board felt that the parking is a convenience problem and not a shortage of spaces. The Board commented that not everyone can have a space directly in front of their building.

INSPECTION REPORT – S. Elmore reviewed the inspection report with the Board of Directors.

Water Billing Review – The Board directed management to review the water bills and to schedule an inspection of those buildings that had high water bills.

Fireplace Inspections – S. Elmore will send a notice to all units with fireplaces requesting date of the last inspection. This will also be posted on the bulletin board.

Exterior Lights – S. Elmore will take an inventory of all garage lights, street lights and parking lot lights that are out and issue a work order to the on-site maintenance man to be sure all lights are repaired.

V. ADJOURNMENT

The meeting was recessed to Executive Session at 8:15 pm and the meeting resumed at 9:01 pm.

Motion by Karen French to approve the preliminary draft of the 2021 Budget.
Seconded by Lester Gurtle. Motion unanimously approved.

Motion by Karen French to adjourn the meeting at 9:01 pm. Seconded by Kathryn Basden seconded. Motion unanimously approved.

Respectfully Submitted,
EPI Management Company, LLC