

MEETING REPORT

Board of Directors Meeting

Community: **Steam Plant Lofts & Patio HOA**

Date of Meeting: April 18, 2022

Place of Meeting: Virtual Video Conference Meeting

Attendance: **Board of Directors:**

Bill Mercer	President - absent
Gary Hoffman	Secretary
Ed Onderko	Treasurer
Bill Wenk	Director
Marty White	Director

Homeowners/Others Attending:

LeJeune Austin	Homeowner
Suzanne Barchers	Homeowner
Steve Baskin	Homeowner
Rick Bernheim	Homeowner
Kay Sather	Homeowner
Ron Kahn	Manager
Phyllis Vajda	Recording Secretary

Attachment: *Proposed Rule Change for Trash & Recycling for the Row Homes*

Date of Report: April 23, 2022

Call to Order & Roll Call (3 of 5 Directors must be present)

Meeting was called to order by Gary Hoffman at 6:19 PM with 4 of 5 Board members present.

Approval of Meeting Agenda

A motion was made and duly seconded; the Meeting Agenda was unanimously approved.

Owners Forum (to be addressed in New Business)

Marty White brought up the incursion of fox & raccoons in the community.

Kay Sather brought up placement of trash cans in her driveway.

Approval of Minutes from January 17, 2022 Board Meeting

Motion: Gary Hoffman made the motion to approve the Minutes from the January 17, 2022 Board Meeting with revision; Ed Onderko seconded the motion.

Vote: unanimous

Resolution: Motion passed.

Review of 2022 Financials for SPL & PH and Patio Homes

a) Steam Plant Lofts & Patio Homes – balance sheet is on-budget.

b) Patio Homes - balance sheet is close to budget.

- Snow removal budget is over by almost \$800, although 2nd 1/4 could be “wild”.

- True pruning budget is under by \$1200.

Board Meeting Report – April 18, 2022
Steam Plant Lofts & Patio Homes

Old Business

Search for new management company to be effective, January 2023, upon Ron Kahn’s retirement.
Bill Mercer made calls. CAP Management has been recommended, new management company at Lighthouse Villas, (below Fairmount Cemetery, off Fairmount Dr).

New Business

a) Landscape Contract Update

- Per Ron Kahn, Keesen has been contracted for landscape and snow removal. Arrowhead was not as responsive, as expected.
- Cost is higher but locked in with 3-year contract. Arrowhead asked for 9-10% increase but only agreed to 2-year contract.
- Arrowhead has already done aeration and turned-on sprinkler system. Keesen will need to do backyard clean-up, edging more often, pre-emergent weed control.
- Gary Hoffman wants output of sprinkler lines evaluated.
- Bill Wenk asked that the sprinkler/drip line system on perimeter of Row Homes, be evaluated; may be working only at 50%.

b) Proposed Rule Change for Trash & Recycling for the Row Homes

- With most bins of 10 townhomes (possibly 20 for trash/recycling/compost) are placed behind # 106 by that driveway.

Motion: Bill Wenk made the motion to place bins on both sides below driveway at least 2 feet.

Vote: unanimous

Resolution: Motion passed.

c) Wildlife in Neighborhood (fox & raccoon sightings)

- Marty White contacted Urban Wildlife Rescue. Need to stop incursion of fox and raccoons into community/yards. They often burrow under patios/porches.
- Recommend installation of one-way door and 2’ of wire mesh around perimeter.
- Marty may redo yard to remove patio or mud-jacking to fill in space. Will keep HOA posted to cover costs.

Remaining Board Meeting Dates:

Mondays, 6:15-7:00 – July 18, October 17

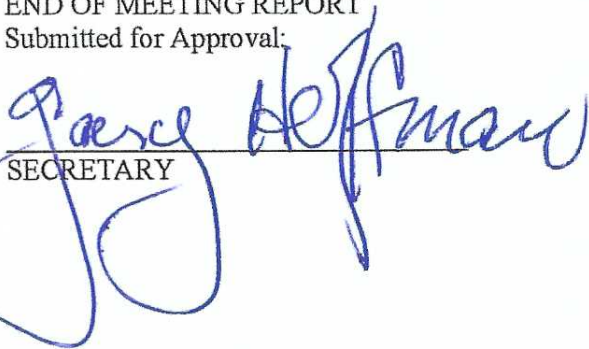
Annual Meeting: Monday, December 12, 2022, 6:00 PM

Adjournment

Motion was made and unanimously passed to adjourn the meeting. Gary Hoffman adjourned the meeting at 7:18 PM

END OF MEETING REPORT

Submitted for Approval:


 SECRETARY

7/18/2022
 DATE