

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

**Thursday, July 14, 2020**

A regular meeting of the Board of Directors of the Regal Chateaux Condominium Association was held at 7:01 pm, July 14, 2020, via a virtual meeting room from <https://www.gotomeet.me>. The following were present:

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

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

**I. CALL TO ORDER**

The meeting was called to order at 7:01 pm by Karen French.

**II. OPEN FORUM**

No residents attended open forum.

The open forum was closed at 7:01 pm.

**III. APPROVAL OF THE MINUTES**

November minutes need to be submitted by Holly Kapitan so board can review and approve them.

Karen French made a motion to approve January 2020 meeting and Les seconded this motion.

**IV. MANAGEMENT REPORT**

Board approved reversal of some late fees during pandemic.

Board reviewed bid for concrete replacement. Karen French made a motion to approve the bid by Frazier Concrete for stoop and sidewalk, and Gail seconded the motion.

Board discussed options to on how to hold annual elections during pandemic without putting residents at risk. Two spots are currently open on the board with only 5 of 7 seats have been filled. No determination was made on how to hold elections due to not knowing what restrictions on public meetings might be in place during the next meeting that could affect the ability to meet in person and cast votes.

Board reviewed multiple requests for various fine removals from residents for rule violations.

Board had approved Maverick start pool repairs however, after the meeting, they changed their quoted price to nearly twice what was previously quoted. The board discussed other options available and approved having the pool repairs handled by another vendor. Dana Pools was approved as they were the most affordable option that could start the work the soonest. Discussion and approval was handled via email.

Karen French motioned to close the meeting at 8:01pm, and Kathryn Basden seconded. Motion passed unanimously.