

MEETING REPORT

Board of Directors Meeting

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

Date of Meeting: January 17, 2022

Place of Meeting: Virtual Video Conference Meeting

Attendance: **Board of Directors:**

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

Homeowners/Others Attending:

Marc/Gretchen Alston	Homeowner
Steve Baskin	Homeowner
Susy Grazi	Homeowner
Kay Sather	Homeowner
Ron Kahn	Manager
Phyllis Vajda	Recording Secretary

Date of Report: January 23, 2022

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

Meeting was called to order by Bill Mercer at 6:17 PM with all 5 Board members present.

Approval of Meeting Agenda

A motion was made with the addition of New Business-Site Management, and duly seconded; the Meeting Agenda was unanimously approved.

Determination of Executive Board Positions for 2022

Board decided to keep the same Board positions for 2022: Bill Mercer-President; Gary Hoffman-Secretary; Ed Onderko-Treasurer; Bill Wenk-Director; Marty White-Director.

Owners Forum

Marc & Gretchen Alston brought up the declining birds, bees, butterflies' populations. A big cause could be the infestation of the Japanese Beetle. Arrowhead's program to control the Japanese Beetles, might also negatively affect the bee and bird population? Can pest control be split out from the landscape contract? – Already is. The Alston's are checking out other landscape companies and products used.

Approval of Minutes from October 18, 2021 Board Meeting

Motion: Bill Wenk made the motion to approve the Minutes from the October 18, 2021 Board Meeting; Marty White seconded the motion.

Vote: unanimous

Resolution: Motion passed.

Board Meeting Report: January 17, 2022

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

Approval of 2021 Year-End Financials for SPL & PH and Patio Homes

Close to plan; need to zero out any funds remaining in the operating budget.

Motion: Bill Mercer made the motion to transfer the 2021 remaining operating funds from the SPL & PH and the Patio Homes operating budgets to reserves, and approve the year-end financials; Bill Wenk seconded the motion.

Vote: unanimous

Resolution: Motion passed.

Old Business

Contract Issues

- Marty White said that Arrowhead has not cleaned up her yard.
- Bill Mercer said there has been no follow-up on some warranty issues with Arrowhead; what remedies are there?
- Snow removal has been spotty/unsatisfactory (Keesen).
- Ron Kahn asked that he be informed of any issues.

New Business

a) 2022 Landscape Plans

- Ron Kahn has asked Keesen for a contract bid.
- Ron believes cost will probably be the determinate factor between Keesen & Arrowhead.
- Once bids are received, Ron will forward them to the Board for review/decision.

b) Site Management

Ron Kahn has tendered his resignation effective December 31, 2022. He will remain a resident in the Steam Plant community. Bill Mercer thanked him for his commitment to the community.

- Ron Kahn will assist with the transition to the new management company.
- Bill Mercer asked about the status of Phyllis Vajda. Ron Kahn said she is an independent contractor, very knowledgeable about the community.

c) Discussion on having one Management Company providing services to all three Steam Plant Associations.

Selection of Remaining Board Meeting Dates:

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

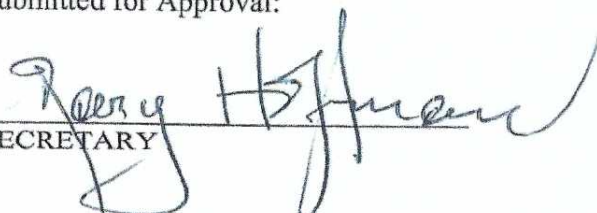
Annual Meeting: Monday, December 12, 2022, 6:00 PM

Adjournment

Motion was made and unanimously passed to adjourn the meeting. Bill Mercer adjourned the meeting at 6:49 PM.

END OF MEETING REPORT

Submitted for Approval:



 SECRETARY

4/18/22

 DATE