

# **Foxdale Condo Association**

## **May 2016 Board Meeting Minutes**

**DATE:** May 3, 2016

**LOCATION:** 10131 Unit 11 Garage

**CALL TO ORDER:** 6:35 PM

**ROLL CALL:**

Treasurer: Kevin Johnson - Present

**SPECIAL GUEST PRESENTATION:**

Howard Higgins, Waddle Exteriors and Mike Gooding, GAF were special guests at the meeting. They gave a detailed presentation on the issues with the roofs of our buildings and outlined a schedule for replacing all the roofs of the buildings and garages. Some of the issues include but are not limited to, improper venting on all buildings, granule loss on shingles, cracks on shingles, and delamination issues. Their plan was to do two buildings now and repair all the others and stretch the replacement over 5 years with repairs to others as needed. Mike Gooding with GAF spoke about the warranties being based on fair market value. The GAF warranty is a 20-year, 100% coverage warranty. He also talked about roof defects showing up between 12 and 15 years. If we install a more expensive designer shingle, it may result in better resale value.

**TREASURER'S REPORT:**

Two reports were distributed, one showing cash basis which shows actual income, the other showing accrual basis which shows assumed income. The biggest change in the financials was an increase in maintenance salary due to many more hours that Mark has spent on-site repairing issues with siding from the lawn/snow removal company we had last year. He also had additional hours when we painted the interior of building 10101. Year-to-date financials show a \$7,500 net income. We discussed the delinquency report which shows we have around \$28,000 in delinquencies. We briefly discussed some of the top delinquencies and also informed members that we would be promptly following up and addressing any issues with delinquent homeowners. Due to the work that needs to be done on site with the roofs, at this time we are unable to finance this work due to the amount of delinquencies we have. We need to get the delinquencies cleared up as soon as possible in order to limit extra costs from special assessments in order to complete these projects. When we get down to replacing roofs, it is likely that there will be a special assessment to help cover costs. This amount is unknown at this time.

**OLD BUSINESS:**

**Complex-wide DirecTV Satellite Television System**

Not an option due to amount of equipment that would need to be purchased from DirecTV. This type of system would require equipment to be installed on each of our 7 buildings. DirecTV would only pay for equipment for one building leaving the majority of the expense to association.

### **Dryer Vent Cleaning / Vent Cap Installation**

The cleaning of the dryer vents was completed in April by Air Duct Cleaning of Iowa. Some of the vent caps have been installed. Not all vent caps have been installed due to an issue with the order at Menards. The vent caps are being installed to keep pests out of the vents. We are following up on whether the dryer vent cleaning was done properly. We are suspecting issues with that being done correctly and may have to get them redone. This will be done at the expense of Air Duct Cleaning of Iowa.

If you have not yet paid your invoice for the dryer vent cleaning in the amount of \$40.00, please remember these payments are due June 1, 2016. If you use the Foxdale ACH option for your monthly dues, the \$40.00 fee will be withdrawn from your bank account of June 1, 2016.

### **15 year building refresh update:**

The interior painting of building 10101 was completed by Kevin Johnson, Tara Jiskoot and Mark Blood in April as a cost-saving measure for the association. A contractor had quoted us \$3,500 per building to do the painting. Doing it ourselves saved the association around \$2,000. For future buildings, we may be able to save more on paint as Tara Jiskoot's father can get us large quantities of paint from Diamond Vogel in Orange City, Iowa at no charge. We may be working with him to get the white paint for the main walls since that is the majority of the paint expense. We will continue to purchase the accent color paint for the entry ways locally.

### **NEW BUSINESS:**

#### **Interim Board Members Selected**

The Bylaws state that vacancies on the Board of Directors can be appointed by a majority of the remaining board members. Since the only remaining board member was Kevin Johnson, he accepted the first two volunteers, Tara Jiskoot and Gail Clapp to serve at least until the Annual Meeting in August 2016. The Board of Directors and their positions are as follows:

Gail Clapp, President

Kevin Johnson, Vice President / Treasurer

Tara Jiskoot, Secretary

#### **Board of Directors Salary**

This issue has been tabled for now for several reasons, the biggest being the roof repair/replacement that has to be done soon.

#### **Collection of Delinquent Dues**

The Board will be enforcing collection of delinquent association dues due to the large number of current delinquencies and the repairs that need to be made to the complex.

### **OPEN FLOOR**

#### **Window Replacement in Building Entries**

A homeowner brought up the need to replace the 2 large windows in the entryways of building 10101. We had gotten a quote from Window World for \$600 per window, including installation. Another homeowner suggested we check with NuVu for a quote as well. The Board of Directors will obtain quotes for other vendors as well before making a decision.

**Common Area Carpets**

Another homeowner brought up the deteriorating condition of the carpet in the common areas of the buildings. Due to the fact that we have the expense of replacing roofs, replacing carpet at this time is not in the budget. However, the Board of Directors will be obtaining bids to shampoo the carpets.

**NEXT MEETING:** To be determined.

**ADJOURNMENT:** 8:00 PM

**SUBMITTED BY:** Tara Jiskoot, Secretary, Foxdale Condos HOA Board of Directors.