

Attendees:

Board members: Steven Sawada, Tim Trohimovich, David Morse, Robin Cole, Rob Green

Financial Manager Suzanne Heidema, Building Manager Ron Moodey

Homeowners: Kirk Taylor

- Robin called the meeting to order at 7:35
- Tim moved to approve agenda. Steve seconded. Motion carried.
- Approval of July minutes were deferred till the September meeting.
- Homeowners Issues:
 - No homeowner issues were raised.
- Reports:
 - Committee Reports:
 - Landscaping: David stated that he had not received any complaints and that the landscape was being maintained. Robin noted that Jim had suggested that Ron supplement the watering done by the landscaper during the dry months.
 - Website: Rob has added some documents to the website, and asked Suzanne to provide additional ones for him to post, including the Unit Information Sheet in WORD. Rob also stated that he would experiment with other methods to send emails and fill forms via the webpage.
 - Reserves: No report.
 - Rules: No report
 - Design: No report.
 - Jim moved to remove "Front door hardware replacement from the reserve study. David seconded. Motion carried.
 - Broken tiles in front of building need to be replaced. Committee will look into replacing tiles entirely because they are so slippery. (slate/unpolished granite). Robin will email Annie Brandon's phone number for his advice. Annie will contact homeowner committee members to begin conversation.
 - Building Manager Report:
 - Ron has been receiving bids for reserve projects.
 - All elevator inspection tasks have been completed.
 - Ron will contact graffiti busters to remove paint on the Kids on the Street side of the building.
 - Financial Report: Suzanne provided the Financial Report stating that the Association had \$4489.33 in checking and \$203,814.98 in savings (reserves) at the end of July. Other assets include the investment in Unit 304, valued at approximately \$144,000. Homeowner receivables total \$3179.87. Utilities are slightly over budget due to several high water bills the cause of which we were unable to determine.
- Old Business
 - FORCE--Progress report deferred until September.
 - Tuckpoint second opinion--Paul Moore, Elite Construction Services. Jim had left message and planned to call again. He has not yet received a bid.
 - Window cleaning--Windows need to be cleaned. Steve agreed to have Ron schedule it and post notices to homeowners in advance of the cleaning date to remove their window screens.
 - Reserve Study-- Robin said she checked with the architect who said that the Reserve Study would be completed the following week.
 - Windows--Robin summarized her email communications with the Association's attorney regarding what the Declarations provide for payment of limited common area window replacement. Tim requested that Robin forward the emails to the Board members. Robin agreed to do so.
 - Tim moved that the Reserve Committee be charged with obtaining bids and put together a plan for window replacement, including potential rebates, screens and input from the design committee. David seconded, and the motion carried.
 - 106 cable--Ron was not satisfied with the proposal from the contractor who had provided the extra cable feeds now stored in the "attic" space of the storage room, because the contractor's plan was too invasive. Ron found another contractor who would minimize the damage by pulling the cables in the ceiling cavities and create penetrations where the molding or trim would cover.
- New Business
 - Laundry room damage: Damaged drywall in the laundry room was discovered, and no one seemed to know how it happened. Tim moved to have Ron repair the damage. Steve seconded. Motion carried.
 - Bicycle Room: Tim moved that pictures of the bicycles not identified through the bicycle survey be posted on the website and emailed to all homeowners, stating that if not identified within 30 days, the bicycles will be donated. Steve seconded. During discussion, Steve moved to amend the motion to reduce the time to 15 days. Rob seconded. Amendment carried, and motion carried.
- Adjourn: Rob moved to adjourn. Tim seconded. Motion carried.