

THE CONDOS AT MILL RIVER

Meeting of the Board of Directors
Monday, March 2, 2020 | 2:30pm
1110 W Park Pl. STE 101, 1st Floor Conference Room

Minutes

Board Members Present-
Diane Fineo
Jackie Bruns
Rachelle Honeycutt
George Silva (By Phone)

Management:
Ben Weaver, ASI

Call meeting to order 2:35pm

- I. Approve 1.27.2020 Meeting Minutes – Rachelle moves to approve minutes with correction, Jackie 2nds, the motion carries unanimously.
- II. Common Area Maintenance Report (*ASI*)
 - a. Discussed railing project, budget and timing, as well as priority for next set. List forwarded by Jackie and Diane will be used.
 - b. Discussed stairwell cracking and railing repairs there as well.
 - c. Discussed TDS Fiber (Internet, Phone, TV service), Ben had site meeting with installer to determine viability of installation. Due to building layout and current configuration, access to most units would be needed to install, regardless of if they have signed up for service. Due to this, a survey will be sent to owners later in spring. TDS also offered to bring a demo trailer out to do a free promotion event on-site. The installation at this time would be free to the Association/Residents, where possibly later on that may not be the case.
 - d. Discussed ice dam issue in January over 4465. No moisture present at this time, recommendation from roofer was to actively manage the ice if it happens again. George suggested researching additional insulation.
- III. Financial Report – Bruce was absent (excused) from meeting, Ben presented the January financial statement.
- IV. Committee Reports
 - a. ACC
 - i. Compliance – Various compliance issues were discussed; Ben will follow up with additional correspondence.
 - b. Landscape
 - i. Discussion of landscaping price for limited common area patios, 2 are in need of arborvitae pruning and will need to be contacted regarding the estimated cost (\$200 total). This is not just cosmetic, but is needed to keep those plants healthy, and with the size now reached, should be done every 3-5 years.

- ii. Diane reported idea on screening utility boxes with tall grass and lavender. Due to limited budget, she offered to purchase plants herself, landscaper has agreed to install for free.
 - iii. Trees and Shrubs – General discussion over plans for tree replacement and continued care plan for shrubs. Treatments applied have been very effective on some plants, but the tree attrition rate is still high in some areas.
 - iv. Specifically discussed trees on north side of berm by 4583, will evaluate to see if they need trimming. Also, the ash aphids are pretty annoying. There will be a focus on the west end landscaping this year.
 - c. Newsletter
 - i. Will be coming out soon with some of the important dates, targeting week of Mar 24.
 - d. Ad-hoc – Rules Revision
 - i. The committee has conducted 2 meetings and will have a suggested change draft to present to the board, as well as revised applications (ACC) to match the updated suggestions for continuity.
- V. Old Business
- a. Roof Moss Removal/Gutter Cleaning
 - i. Roof moss removal is scheduled with Keeping it Clean moss removal, which uses a gentle method that does not damage the roofing. This will be done on 4461, 4465, 4457 & 4453, which upon evaluation were some of the worst for moss accumulation.
 - b. Fire Alarm and Sprinkler Testing 2020
 - i. Discussed sprinkler layout, testing and two leaks that have been repaired in last month. Tentatively scheduled for later in the month. Notice to be distributed on site and via email. Note – unit access will be needed later in summer for visual inspection of sprinkler heads inside of the units (a fire code requirement). Likely many of the glycol systems will need to be recharged this year, which could be a significant cost.
- VI. New Business
- a. Window Washing 2020
 - i. Bids were reviewed for window washing. While there have been issues with the last couple washings, the same vendor will be used again, they are under new ownership and may have better performance now.
- VII. Meeting adjourned to Executive Session to discuss Legal Issues at 4:25
- VIII. Reconvened to regular session at 4:34
- IX. Rachelle requested the board review a code of conduct – Ben will forward examples to the board from CAI.
- X. Adjourn at 4:36pm