



THE CONDOMINIUM OWNERS AT MILL RIVER, INC.

BOARD OF DIRECTORS MEETING

Thursday 4/12/2018

LOCATION: Association Services, Inc.

1110 W Park Place, 3rd Floor Conference Room

MEETING MINUTES

Board Members Present:

Doneda Allen, President

Ann Farrar, Treasurer

George Silva, Director at Large

HOA Management

Ben Weaver, ASI

Absent:

George Carnie

I. Call Meeting to Order:

Doneda Allen called the meeting to order at 8:14 a.m. and a quorum was established as three (3) Board members were in attendance.

II. Approve January 11, 2018 Meeting Minutes:

Ann motioned to approve the 1/11/18 meeting minutes with changes. Doneda seconded the motion. Motion carried by all.

III. Maintenance Report:

- a. Pricing obtained from other powder coating vendor suggested by Doneda and George. Pricing is significantly less (\$13/LF vs \$25/LF). The next few railings due for replacement will be taken to this vendor. The Railings that are at the current powder coater have been taking much longer than original ETA
- b. The snow stakes have finally been pulled from the sidewalks and parking lot.
- c. Have had a couple of trouble codes from fire alarms – no specific cause isolated.
- d. Sidewalks were already had some bad places in fall, did not winter well. Sidewalks will be swept to remove loose debris and evaluate condition.
- e. Parking lot striping is needed in some areas.
- f. Fitness center TVs have been switched over to digital converter boxes in anticipation of coming change.
- g. Fitness equipment needs some revamp, owners that have input on this are encouraged to share it.
- h. Garbage/Recycling enclosures will be power washed in the next few weeks.

IV. YTD Financial Report:

The March 2018 financials were reviewed. Pretty early in the year to see any trends occurring yet. Snow removal did stay within the much lower budget.

V. Committee Reports:

- a. Discussion of Committee Charters, Possible Changes



- b. ACC & Building Committee:
 - i. Railing: project is ongoing.

 - b. Landscape Project Committee Update:
 - i. The committee will conduct a walk through to update the planting list developed in the fall. Owners are reminded that no plantings are allowed in the common areas.
- VI. Old Business:**
- a. 2017 Reserve Study – Still needs to be corrected.

VII. New Business:

- a. Sidewalks – The sidewalk condition needs to be evaluated. Research will be done on repair options and cost for that and durability vs replacement.
- b. The board accepted the resignation of George Carnie. This leaves 3 members filling the 5-member board. The bylaws of the Association do not allow for the board to appoint to vacancies. If you are interested in serving on the board, please speak with one of the remaining board members, or let Ben with ASI know. The Annual meeting is going to be moved to July to allow for additional participation and hopefully fill the board sooner. A quorum was not present at last year's meeting.

VIII. Adjourn:

There being no further business to conduct, Doneda Allen moved to adjourn the meeting. Motion carried to adjourn at 10:30am

Minutes were respectfully prepared by ASI.