

Mill River Condos

Board of Directors Meeting – June 19 2020

Minutes - Draft

Board in attendance:

Diane Fineo
Jackie Bruns
George Silva
Bruce Bengé
Rachelle Honeycutt

Management:

Ben Weaver – ASI/Sentry

Meeting Called to Order 10:03am

Approval of 3.2.2020 Minutes – Bruce moved to approve as presented – Rachelle seconded – Carried unanimously

Property Maintenance Report –

Gutter Cleaning – Get bids to shorten and cap the gutter, seal the ends and add a flashing on easterly most buildings. – Diane moves, Bruce Seconds – Passes unanimously.

Gutter cleaning reports – come up with a plan.

Fitness Center – New signage should be acquired to update rules – add use at own risk, wiping equipment if not already on the list. Re-keying was completed earlier in June.

Fountains – Continued issues with the fountains – George motioned to look for another vendor to complete the fountain service – Diane seconded – Motion carried unanimously.

Noise Concern over loud car. Owner should consult city as to how it may apply to city code, as vehicle seems to be stock, it would be difficult for HOA to enforce.

Fiber Optic Intallation – TDS Fiber – Set up an event, can they do a tentative survey and give us the info, 50%.

Financial Report –

Bruce gave an overview of year to date financials. Generally, the budget has been met or exceeded in multiple categories. Board discussed budget savings and what happens with the funds not spent from snow removal, if a specific account should be established to track it separately. Diane moved, George seconded, to move the budgeted savings from the snow removal into the working capital fund. To accentuate this at annual meeting and other savings.

Committee Reports –

ACC – Completed walkthru last Friday. Letters sent on Monday – Noticed fire pits and fire tables have been more common. Camping chairs also have been an issue. Bunting hanging from railing letter

was not clear, that bunting itself may be possible, within the deck or patio limited common element, but not attached to the railing. Planters on individual patios and decks, a size limitation may need to be implemented as there are potential concern. 4471 #1, sunshade, needs to be moved behind the shelter. Tankless water heater application had been sent in. This style of vent has not been approved before. Applications will be considered on a case by case basis. George moves, Rachelle seconds, to allow the tankless water heater and exterior vent covers. Owners will have to make sure it is sealed and painted to match. George, Rachelle, Bruce, Jackie vote in favor, Diane votes against, motion carries.

Landscape – Much progress is being made, there are still ongoing projects. There have been many broken irrigation lines. Some trees being replaced under partial warranty from previous years re-plantings. Feedback has been great on landscape items. Maples on west side can be pruned on the bottom layer to help improve light in the area. Those trees do not need frequent attention.

Newsletter – A new newsletter will be prepared soon. Fire sprinkler room inventory – Rachelle prepared this and will forward to the board. This will review some of the common rule revisions.

Rules Revision – The committee compiled a rules revision document, the board members will fill out their votes on the changes for interest of time. One specific note of change was the annual meeting date change, as the quarters will be changing with the fiscal year. Individual changes will be voted on by specific individual changes by each board member. Results will be tabulated and sent to the whole board.

Old Business -

Roof Moss Removal and Gutter Cleaning – Project complete for spring. After specific repairs completed this will be re-approached in fall.

Fire alarm and sprinkler testing – Interior units still need to be inspected, but due to Covid concerns Ben will contact Fire Marshall to see what leniency may be possible or timeline adjustments.

Railings – Complete list still needs to be compiled. Ben will supply before next board meeting.

Concrete – Bids submitted for sidewalk repairs received from two vendors. Diane moved, George seconded, to approve the bid from Sterling Concrete for the sidewalk spalling replacement

Painting/Wood Repairs – Already reviewed in property manager report. Touchups where damage will be completed, 4539 repainting will be bid and possibly done a year early.

New Business –

Insurance update provided by Ben for the 4050 #3 & #7 leak claim. Payout received from master insurance policy, insurance deductible distributed by parties, including the association common area. In

Board requested research into possibility of CC&R amendment to change for additional insurance responsibility on individual homeowners. Survey to be developed to distribute with annual meeting notice.

Fiscal year change – The Board reviewed the presented 3rd amendment to the Bylaws, Diane moved, George seconded, to approve. This amendment was for the purpose of changing from the calendar year, to a July – June fiscal year. The motion carried unanimously.

Political Signs and flag law reviewed; rules will be adapted to accommodate.

Annual Meeting Date – Target 2nd half of July, look at Hospice center or other possible venue.
Send out nomination forms as soon as possible, and notice once venue/date set. 3 open board positions.

Entered executive session to update board on legal issues at 12:22pm – 12:24pm

Meeting adjourned – 12:26pm

DRAFT