

# THE CONDOS AT MILL RIVER

Meeting of the Board of Directors  
Monday, January 27, 2020 | 2:30pm  
1110 W Park Pl. STE 101, 1st Floor Conference Room

Board Members Present -  
Diane Fineo  
Jackie Bruns  
Rachelle Honeycutt  
Bruce Bengé

Management – Ben Weaver – ASI

Call to order: 2:31pm

## Minutes

- I. Call meeting to order and establish a quorum -
- II. Approve 11.22.2019 Meeting Minutes – November 22, 2019 – Rachelle moves to approve the minutes as presented. Bruce seconds. Approved unanimously.
- III. Common Area Maintenance Report (*ASI*) –
  - a. Snow removal – report issues to ASI
  - b. Lighting – Fixtures on order to be replaced next week with an extra
    - i. Requested battery replacement
  - c. Fitness Center – Tread Mill eval for replacement.
  - d. Head in parking – Glen to call Diane to place additional signs.
  - e. Investigate Roofing need for heat tape in gutters? Will review the report from Diane’s inspection
  - f. Railings – next round of coatings, review list from Jackie. Will start soon to have back in time for summer
  - g. Painting – Look at schedule from reserve study, and see what is upcoming – Bids for 2020 work.
- IV. Financial Report – No longer include the checks/statements with the meeting packet.
  - a. 2019 Year end financial report reviewed. Projections from budgeting time in November were on track for actuals at end of year. Reserve funding plan now recovering in 2020.
  - b. Move to Fiscal Year of July – June, will be moving forward.
- V. Committee Reports
  - a. ACC
    - i. Compliance
    - ii. Update on pending items 4576 - #7 Command adhesive hooks on exterior of window
    - iii. 4580 #5 Satellite dish – needs to be moved back.
    - iv. 4539 #1 – Letter regarding board decision from the privacy screens

- v. Tape on railing – clear instead of duct tape currently installed, but need to see about just removing.
- vi. 4453 #7 – Hearing invitation.
- vii. Further rules revisions need to be considered.
- b. Landscape – Edging on French drain damaged from snow removal. No other updates as nothing happening right now.
  - i. Discussion regarding sending a reminder to areas on limited common area for individual maintenance responsibility and cost associated with it. Schedule for spring cleanup – get cost in advance and then warn the owners of those units of that cost.
- c. Newsletter – Would like to get another one out, updates on 2020 projects.
- d. Creation of Ad-hoc committee to review and suggestions. Send word version of rules to Rachelle. Diane moves to create an ad-hoc committee to create committee. Rachelle seconds. Motion carries unanimously.

VI. Old Business

- a. Roof Moss Removal/Gutter Cleaning – Need to qualify process with Keeping it Clean.
- b. Sidewalks – Repairs in spring – Board will come up with list.

VII. New Business

- a. Fire Alarm and Sprinkler Testing 2020
  - i. Diane moves to approve the bid for Fire Protection Specialists for fire alarm testing, and Western States for the sprinkler/backflow. If the Western States bid does not stand independently of their alarm testing, then they would be used for both sprinkler and alarm. Jackie Seconds, Motion Carries Unanimously.

VIII. Executive Session to discuss Legal Issues

IX. Next Meeting – Monday, March 2 with possible hearings – 2:00 hearings – 2:30 Meeting

X. Adjourn at 4:18pm