

Board of Directors Meeting Minutes – August 17th, 2020

Call to order

The regular meeting was called to order at 7:00 pm by Lee Reiff, President of the Board of Directors (BOD).

Roll Call

A roll call was called by Lee Reiff. All BOD members were present and Sandy Dittman was present, representing Managing Agent - SP Management.

Reading of the minutes

The minutes of the 2/10/2020 meeting were made available to the board and posted to the website in draft. Sean asked for a motion to officially accept the minutes . Motion was made by Harry and seconded by Donna. – PASSED unanimously by the board.

Financial Report

Loretta Kartch presented, and the board accepted the Financial Report as of 8/17/2020, showing the assets of the Association as:

Checking accounts	11,654.66
Reserve account	136,348.97
Certificate of Deposit	19,623.44
Total Assets:	\$167,627.07

Old Business

Landscaping

- Tree removed from the island by Nogas. Quote received to install a new Royal Red Maple in its place to be installed this fall (Sep/Oct).
- Conversations took place between Harry and Dave Nogas about **tree trimming** that is needed. Included in our contract.
- **Power surge** kicked the sprinkler system circuit breaker. Harry re-engaged it – Aqua Design to come out to reset the date/time on the control unit.
- **7710 bushes** were replaced at cost of \$900, but they do not look good. Harry is going to invoke the one-year warranty with Nogas.

Proposed Amendment to the Bylaws Regarding Rental Units

50 'yes' votes have been received from the owners in our preliminary survey. Board will need to meet to decide whether owners currently renting will be allowed to sign new leases or merely allow them to rent to their current tenant and terminate rental rights going forward*

*Units owned by Blackwater Development are ALWAYS exempted from this proposed bylaw amendment as long as they maintain ownership, as per the Association's governing documents.

Rules and Regulations

Balcony lights will now be permitted provided:

- They are not permanently attached to the building in any way
- Only white Christmas-type lights will be permitted outside of the existing holiday light rules (30 days before and 30 days after the holiday), during which seasonally appropriate colors will also be allowed.

Environmental

A **CO detector** was recently triggered by the contractor performing the garage power-washing. The board wishes to remind everyone to make sure that they have working CO and smoke detectors installed. New batteries must be installed twice a year/replace CO detectors every 5 years and smoke detectors every 10 years or per manufacturers recommendations.

Hallway heaters – Loretta found some for \$250 and there may be a quantity discount available. – More info to follow. It would be nice to have locks on the thermostat so residents cannot change the temperature.

Lee sought input on the quality of the **housekeeping service**. Comments from members were both positive and negative. Noted issues were with dirty carpets and elevators.

Dryer Vents – Will not be required this year. Will take up the issue again next year.

Welcome new members present at meeting

John and Sue Laughran– new members at 7716 2NE.

Units for sale

7710 First floor unit is now on the market – fully remodeled. \$239K

Adjournment

Motion to adjourn made by Donna and seconded by Sean. Meeting was adjourned at 7:24pm.