

August 10, 2015

Finances: Don noted the HOA was running the reserves in range of \$35K.

Walkway assessment was paid. A small increase in our HOA dues. Our current reserves is 25K but includes a big account receivable from Andrea. Don noted the balance in the reserve fund

1. Painting – painter needs access to the decks to review all of the decks and metal railings. Two southfacing condos have a different painting – Raw soft wood facing the sky. Scope of work will be sent around and the description of the prep, etc. Andreas Faust stated she hasn't paid her dues because the HOA is doing anything. She had asked if the HOA would entertain changing the green to white. It was noted touch up is less than expensive. The need is the trim is the windows, decks and where the building is not protected.
2. Accounts Receivable – need to update the bylaws. Eric will forward the amended bylaws for review.
3. Repair of lock to the mechanical room. It's not working – Eric Whiteman suggested getting the locksmith to figure out the lock. Brand new lock – the batteries have been changed and it blinks.
4. Install combo lock/pad lock on the smaller door on crawlspace door under the trash area. Carpet remnants have been installed to help Clay with maintenance items. Contact – Marcel to put lock on. Eric Whiteman suggested #8750.
5. * Baker's ceiling repair – Unit C. Coordinate with Sue for repair. Sue had a bid for repair.
6. One per month for cleaning of garage – common area – keep under \$1,000/year. garage – hallway and stairs. AJAX cleaning for once/twice per week – spot clean walls and doors, steam clean hallways – power wash garage \$260/month was \$2,320.00.
7. * Bear cage for trash. Are the bears breaking the trash cans. Don Rosenthal made a motion that Eric Cummings get the final bid on getting this work done up to \$4500. If we are in that scope of work to proceed as soon as possible. Eric Whiteman seconded the motion. Eric Cummings made a motion to approve the installation of the bear cage. The design will keep the bears out of the cage – the design will go up and over the top. Two doors where the garbage cans are.
8. Repaint lines – table for later.
9. Storage closet letters were removed and stacked. Leaving them off for now – more important parking spots are labeled.
10. Light bulbs : easy front entry way burned out. –
11. Cleaning exterior windows.
12. Replat