

Board Meeting March 20, 2023

No comments on previous minutes from February's meeting. Susan Wonder motion to accept previous minutes, John Hester seconds.

Treasurer's Report by John Hester:

**Financial Summary Report**

February 2023 Financial Summary Report. This is the first Month's Report for our new year 2023.

Month	<b>Revenue</b>		<b>Expenses</b>	
	Actual	Budget	Actual	Budget
Month	\$ 16,271.27	\$ 16,800.00	\$ 12,578.89	\$ 16,800.00
Y-T-D	\$ 16,271.27	\$ 16,800.00	\$ 12,578.89	\$ 16,800.00
		Variance	\$ 3,692.38	

**Cash Position**

Operating Fund	\$ 26,761.68	Note: Includes Prepaids \$5,318.18
Reserve Fund	\$145,793.59	
Total	\$172,555.27	

Board Members in Attendance: Joy Tapper, Susan Wonder, John Sipson, Camille Roberts, Amy Cox, Hailey Stefan, and John Hester.

Other residents: Rosanne Clementi, Lisa Lally, Rita Syzmanski, Caroline Bernhardt, , Janice Ogren, Joe Lauck, Ann Goldman, Meg Moroney

Meeting called to order at 6:30 pm by Joy Tapper. There was proof of notice and there is a quorum. Minutes from previous meeting in December were distributed. Susan moved to accept, and John Hester seconded. Approved

Treasurer's report. Sent out yesterday, John gave the summary, shown above.

Managers' Report: Dumpster checking if put back at 5222 S. Russell. Joy & Cristina did a walk-through regarding painting project. There is a lot of stuff on decks, they won't paint your wall if you have items blocking, they will not move your items. Will

start at 5222 Monday, March 27, 2023; that building has the least amount of owner prep. They are going to paint lower decks. They are not going to paint the upper side of your composite on upper decks. 1<sup>st</sup> part of process, pressure washing, then primer (not sure if it will be rolled or sprayed on), then the paint. Color scheme will stay the same but may get more contrast because using bright white on the trim. Time to finish each building will depend on how many units there are per building. Difficult building to paint because rolling and hand painting; first building will be test building and as they progress we will let the next building know the status and timing of moving to 5220, then to 5207 Bayshore then to 5203, units 10-15 first and units 1-9 last. Could be looking at 3 +/- month process at each building for pressure washing, priming, and painting. We will try to help but it is not up to the board, management company, etc. to ready your buildings for paintings. Lawn crew did trimming to get vines and landscaping cut away from the buildings for painting. They will not paint during high rain chances. Sidewalk over at 5203, Joy and homeowners and management company have been in touch with the city. We were told there are hundreds on a list and to be patient. We called again as there is a depression on the site so the City said there may be a pipe leak, so we are still waiting but it is being looked into. Joy sent letters to the City Council, homeowners get better responses as elected officials listen more to the voters, it is helpful when homeowners call.

Joy conducted a 2.5 hour walk with the landscapers, supervisor and his boss. They plan to do this monthly. Weekly visits don't start until May, still on winter schedule. They identified a lot of areas that need to be done but keep in mind we are constrained by finances; the painting project is the big project we are doing. Ongoing issue with new lawn supervisor, still working on that relationship and training him as to how we want things. That's all for old business.

New Business: Roof inspection at 5222, unit 28. Homeowner concerned with stains and Friday they took a look at it to be sure it wasn't air conditioning. Once we have the report, we will review and address it.

Owner's Questions:

Ann Goldman-Man looking at a broker sprinkler broke a sprinkler head by stepping on it when looking at another sprinkler head Ann was showing him, so she is reporting it now. Christina is emailing Cam about this issue. Ann needs help moving some of her outdoor items for the painting project.

Joy asked if anyone had any other questions, none.

Rosanne asked if there are teenagers to hire to help move outdoor items. Susan has read about a Plant High student who has a truck and may be able to help. Susan has read only positive things about him on Nextdoor website and will provide his contact info to Ann.

Joy asked Hailey to reach out to Susan to coordinate for social committee and Hailey will do so.

Moved to adjourn by Camille and seconded by John Sipson at 6:50 pm.