

# Meeting Notes 9/16/2021

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Called to Order 6:40 pm

In attendance: Margaret, Deann, Roseanne, James

Absent: Galia

Quorum met

The September meeting was held via Zoom due to COVID 19

Approval of Minutes: August minutes were approved.

Treasurers' Report:

1. As of 8/31/21:

Operating Funds:	\$111,277.81
Reserve Funds:	\$103,939.36
Delinquencies:	\$4,707.00 (\$2,540 allowance for doubtful debts)
Special Assess Del:	\$2,142.00

Manager's Report

1. Kim Bramson introduced herself and gave a brief overview of her experience.
2. Pool: Announced new pool company, Triangle Pools
  - a. Triangle Pools tried to backwash filter but this attempt flooded the pump house.
  - b. Triangle Pools cleaned and degreased the filter and added hose to prevent future flooding.
  - c. Association purchased the container for pool chemicals requested by Triangle Pools.
3. The roofs of five buildings have been completed.
4. No non-compliance letters were sent in August.
5. The payments for the special assessment are being made as required.

Old Business:

1. Roof Update: Kim is keeping track of invoices vs budget on a spreadsheet.
  - a. Discussion of spread sheet uncovered that the budgeted amount is in error. Kim to revise.
2. Discussed the roof inspection and warranty. Green Minority has warrantied the roofs for two years and GAF has warrantied the shingles for 20 years.
3. A question on who will paint the replaced siding. Kim to get quotes; Chilli was suggested.
4. Fencing: Kim to get additional binds. Wood would be more in line with the budget although vinyl is the preferred material; it is extremely expensive.
5. Pot Holes: Kim is waiting on Ameri-Tech's handyman to quote and give time frame. Pot holes to be repaired will be marked in orange paint.

New Business:

1. Unit 101: Quote received to repair unit 101. A Green Minority error resulted in damage to the ceiling.

- a. Discussed repairs to units by Association: The Association is only responsible for repairing/replacing drywall on ceilings and walls. Any other work (example: painting) is the unit owner's responsibility.
  - b. Kim to contact Michele (Green Minority) and verify unit 101 has been repaired.
2. Unit 143: Leak in main pipe behind kitchen cabinets caused plumbers to remove cabinets. Because of the repair being the Association's responsibility the Association needs to remove and replace the cabinets.
3. Unit 115: Pending - Kim to discuss with Michele (Green Minority) the replacing of the siding.
4. Unit 102: Roof leak damages wall, wall to be repaired – Kim to follow up.
5. Discussed gutters. Roofing company to loosen and tighten gutters if needed to install roof. If the roofing company is unable to do this due to damaged, rusted, age they will remove them. The unit owner will be responsible to install.
6. Triangle Pools' schedule should be Monday, Wednesday and Friday. Kim will verify this schedule and also verify that the pool log is being kept.

Adjourned 7:30 PM

Next Meeting: October 21, 2021

Motions:

Motion: To accept August's minutes as presented. Roseanne, 2<sup>nd</sup> James 4 in favor (1 absent)/0 opposed.

Motion: To adjourn at 7:30 PM. Roseanne, 2<sup>nd</sup> James, 4 in favor (1 absent)/0 opposed.