

Date: 07/24/2019

Board Meeting – 6pm

Attendance: Bob, Tammy, Sandy, Dan

Quorum established

- I. Call to order – 6:04 pm
- II. Approval of Agenda
- III. Minutes –
  - a. May 2019 meeting - approved
- IV. Financials (As of 6/30/19)
  - a. Approved pending audit
  - b. Have we received the credit for trash week that was missed in spring? [Dan to check]
- V. Homeowner Forum/Correspondence
  - a. Concerns re: landscaping -- time it takes to get done is too long
  - b. Concerns re: communication with Dan - frequent need to follow-up, tone used with residents, takes too long to get things done
- VI. ARC report - none
- VII. Vendor report - none
- VIII. Manager's Report
- IX. Unfinished business
  - a. Interest Bearing Account Research Options - Molly at Metco is looking into options; will get to us within 2 weeks
  - b. Drainage Issues Building 2270 - Dan to get an engineer to look at/provide options - DUE within 1 month
  - c. Drainage issues South of Building 2235 - ground drain that needs to be cleared - work on WITHIN 1 month
  - d. Executive Coatings Exterior Mold Mediation 2110D - Dan will follow up with Exec Coatings
  - e. Arrange for water audit - 2164, 2260, 2180 - with City of Louisville; City will schedule with Dan
  - f. Who is liable for maintenance of sidewalks? (e.g., crack repair and such) - Sandy found out that City is responsible for sidewalk repair; send note to City if/when repair/replacement is needed; Bob will take photos and send to Sandy - she will send to City
- X. Items for Ratification
  - a. Executive Coatings Misc Roof Repairs - approved
  - b. Monster Pest Control, Dead Bird removal, Window Well 2270C - approved
  - c. Monster Pest Control, Bird Nests 2110 - approved
  - d. PlumbLine Services Sump Pump Replacement Project 2110 - approved
- XI. New business
  - a. Tammy's Resignation - discuss during executive session
  - b. Empire Works Proposal Exterior Fireplace and concrete pad issues 2260C - Dan will talk to homeowner to determine if she would rather keep the fireplace or remove it since the costs are similar; either repair is approved by BOD

- c. Empire Works Proposal Deck Repairs 2235A - approved
- d. Window Leaks Continue 2226A - Dan to dispatch window company to visit the site
- e. Waste removal company, Master Association, City of Louisville, North End Townhomes - get bids from Republic, Western, and Waste Connections; if 'undue burden' to switch, according to bylaws change is not necessary
- f. 2110 Sump Pump failure insurance claim - claim has been filed primarily for damages in 2110 A/B/C; aim to get sump pumps serviced annually per plumber recommendation
  - i. Meeting with Cindy/Chad at Markel on Friday re: detention pond issues
- g. File possible hail insurance claim -
  - i. all buildings affected, some window screens and frames of some units were affected
  - ii. 5 companies have come to inspect - 4 of 5 report enough damage to file a claim (5th companies report has not yet been received)
  - iii. \$10,000 deductible - our insurer recommends filing claim; all damage would be covered/repared
  - iv. Next steps: BOD interviews companies to determine which company to hire; company works with insurance adjuster to determine final price; BOD approves
    - 1. Dan will work with BOD and companies to schedule meetings
  - v. Special assessment vs using reserves:
- h. Car left in parking area area east of 2226 -
  - i. According to bylaws, cars cannot be left more than 1 week
  - ii. Dan will post notice on residents' doors informing them that the vehicle will be towed if not moved by XXX date
- i. Next scheduled board meeting september date and time: beginning of October
- j. Newsletter - perhaps send out via mail to ensure residents/owners see it rather than electronically
  - i. Ideas for next newsletter: bird feeders in summer attract nesting; get sump pumps checked annually (duplexes); reminder about landscape change requests; ?monthly email blast in addition to mailed newsletter to provide updates as to what's happening in the community?

XII. Adjourn – 7:22 pm