

**COPPERSTONE CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES
MONDAY, MARCH 20, 2023, at 6:00 pm
VIA ZOOM**

- I. ESTABLISH A QUORUM** -Tara Olden called the meeting to order at 6:02 pm. The following directors were present for quorum:

Tara Olden, President
Luke Alsip, Vice President-absent
Susan McLaughlin, Treasurer

Doug Malkan, Secretary
Cynthia Bussiere, Member at Large

II. APPROVAL OF THE AGENDA; DISCLOSURE OF CONFLICTS OF INTEREST

Board Announcements-There were no announcements.

Approval of minutes-February 20, 2023-On a motion duly made and seconded, the minutes were unanimously approved as written.

Board members disclose any conflicts of interest regarding agenda items-There were no conflicts to disclose.

III. SPECIAL GUEST: NONE

HOMEOWNER FORUM- There were 7 homeowners in attendance. Homeowners discussed a variety of topics, including trim paint color, window installations, community communication, and the ability to record the Board meetings.

IV. COMMITTEE REPORTS

Design Review Committee-

9408/#2063-window installation-The windows for this unit were installed without prior approval from the Board and the new windows have grids, which is against the policy for the Association. Management had already informed the vendor of this policy and will communicate this information to the owner for a resolution.

9488/#2087-vinyl flooring installation-On a motion duly made and seconded, the request to install vinyl flooring on the 2nd and 3rd floors of this unit is approved, with the understanding that the 1st floor stairs will remain carpeted, the Kahrs Eco + Underlayment will be used, and the owners will use area rugs in the living area over the vinyl floors.

V. HOMEOWNER CORRESPONDENCE –

Homeowner Hearings-none scheduled.

Board members review correspondence from the community-The Board reviewed correspondence to and from the community regarding parking, vehicle maintenance, landscape, and children riding bikes in the community. On a motion duly made and seconded, the Board unanimously approved to have the oil stains treated from the recent car maintenance performed in the parking lot and billed back to the unit owner.

VI. MANAGER'S REPORT-The Board reviewed the report submitted by Management.

VII. FINANCIAL STATEMENT

January-February 2023 -On a motion duly made and seconded, the financials were unanimously approved subject to final audit.

VIII. UNFINISHED BUSINESS

Stairwell reconstruction engineering plans- All information has been submitted to the county and is now in the review process.

Stair tread replacement-The Board will wait until the stairwell reconstruction project at 9510 begins before ordering the necessary stair treads.

Community lighting consideration-The Board is waiting on additional information regarding the chosen fixture options from Radiant Lighting.

Attorney engagement agreement-The Board would like to review this agreement further and have a conversation with the attorney before the agreement is signed. The Board will discuss some convenient days and times to hold this meeting.

Fence repair proposal- On a motion duly made and seconded, the Board unanimously approved the proposal from Fence Consulting Services to repair the vehicle impact damage to the wood fence, the iron fence, and the brick pillar in the amount of \$6,280. The Association will seek restitution from the party responsible for the fence damage.

The Board reviewed an additional proposal from Fence Consulting Services to replace the privacy fence along E. Iowa Ave. They would like management to obtain pricing on some additional work to the fence that will enhance the construction of the fence.

Trash removal proposals-The Board would like for management to obtain some additional clarification on the Waste Connections proposal before making a final decision.

9530/#1001-water damage- On a motion duly made and seconded, the Board unanimously agreed to reimburse the homeowner in the amount of \$1,615.37 for the drywall repairs made to the unit from the leaking patio above (#2001) and that destructive testing would not be performed in the unit in an attempt to recreate the leak, a work order will be issued to assess the condition of the patio above to ensure it is level, sealed, and draining properly and the owner of the unit above will be put on notice that the patio must be kept clear of snow and debris.

9530/#1011-water damage-On a motion duly made and seconded, the Board unanimously approved the proposal from PuroClean in the amount of \$800 to mitigate the mold that was discovered in the storage closet.

Window replacement information-The Board will consider setting up a Zoom meeting with Discount Windows, who is the preferred window vendor for the Association, in the near future to discuss new window information.

Monitoring and Towing agreement-On a motion duly made and seconded, the Board unanimously ratified the approval of the Maxx Auto Monitoring and Towing agreement.

Water damage repair proposal-9550/#1024-On a motion duly made and seconded, the Board unanimously ratified the approval of the Team K Restoration proposal for water damage in the unit caused from a broken pipe in the adjacent utility room closet.

IX. NEW BUSINESS

Gutter cleaning proposal-The Board unanimously approved the proposal from The Roof and Gutter Guys in the amount of \$3,568 for the gutter cleaning project.

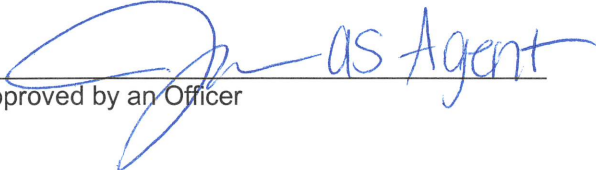
Lockbox consideration-On a motion duly made and seconded, the Board approved for management to have lockboxes installed on all riser room and utility closet doors.

Schedule next Board meeting date-Monday April 17, 2023, at 6:00pm via Zoom

ADJOURNMENT-On a motion duly made and seconded, the meeting was unanimously adjourned at 8:30 pm.

EXECUTIVE SESSION (Discuss Delinquencies)

Respectfully submitted by Jennifer Wyman

 AS Agent
Approved by an Officer