

1201 Balsam Owners Association
Board of Directors Meeting
Wednesday July 13, 2022

MINUTES

Board members present: Bill Goodrich, Max Hollingsworth and Jeff Gobble. A quorum is present. Helen Cartwright attended from Creekside Community Association Management.

The meeting was held over Zoom and was called to order at 6:00 pm.

Approval of Minutes: Jeff moved to approve the minutes of the April 6, 2022 meeting. Bill seconded the motion, which passed unanimously.

Manager's Report: Items on the manager report are or have been addressed. Other owners have had similar issues with the wiring to the A/C units and have made the necessary repairs.

Financial Statements: At the end of June 2022 there is \$804.14 in the checking account and \$46,089.47 in the reserve savings account. We are over budget in a couple of accounts, eg. Boiler and Snow Removal, but Grounds Maintenance is under budget – partly because some of the work has not been done, such as annual planting.

We will review projections for reserve expenditures for the 2023 budget, including the cost to replace the boiler.

No owners are over 30 days past due on their accounts.

Max moved to approve the June 2022 financial statements. Bill seconded the motion, which passed unanimously.

Old Business:

Radon fan upgrade: The new fans have been installed. The monitor in unit 102 indicated that the levels were still above 4, so the fans were turned up a bit. We will continue to monitor into the fall / winter when windows are closed.

Facing on fire pit: Action still needed on this project.

Replacing BBQ grill: The new grill has been installed and is working great.

Broadband wires in landscaping: The City contractor buried the wires, but the bushes they planted died because the irrigation had been broken. We will bill the costs for remediating this back to the contractor.

Hallway Painting: This project is scheduled for August.

Exterior Trim Painting: This project is completed and the building looks good.

Entry System: There were some challenges involved in getting the software up and running for the new entry panel, but everything is set up now. There was a period when the back door was not locked and Gordana's tenant's bike was stolen from the storage area. Helen will request the police report / insurance claim and upon receipt the board agreed to reimburse the \$500 deductible.

Boiler Thermostat Repair: This repair has been completed.

New Business:

Landscaping: There are concerns about grounds maintenance tasks not being completed. The annual planters have not been planted, the irrigation has not been running and communication has been poor. Helen will speak with the owner and if the service does not improve we can look into changing contractor next season.

Smell in Hallway: A source for the slight sewer smell in the rear hallway has not been identified. Adjacent condos have not been experiencing any drain issues.

Homeowner Concerns: There are no additional items to those in the manager report.

Next Meeting Date:

The next meeting will be at 6:00 pm on Wednesday October 26, 2022

The meeting was adjourned at 6:42 pm.