

**620 Pearl Street Residences
ANNUAL MEETING**

Monday December 10, 2018
1023 Walnut Street

MINUTES

Owners present: Michael Hirsch, Kristen Kron, Reid Bruner and Sharon Hillman. Pam Hammond and Dave Terzian were present by conference call. There is one proxy from Brandon Waller.

Also present: David Haynes, Attorney, from Haynes & Haynes LLC. Helen Cartwright represented Creekside Community Association Management.

The meeting was called to order at 6:10 pm. A quorum is present.

Minutes:

Michael moved to approve the 2017 Annual Meeting minutes. Kristen seconded the motion, which passed unanimously.

Presidents Report:

Michael reported that we have had a fairly uneventful year regarding building functionality. There have been no mechanical issues, the grounds maintenance company are doing a good job. There were issues with the snow removal but these were resolved quickly.

The painting project was not completed this year, but we will get prepared to commence in the spring. The final color selections need to be presented to the owners. There are also some unresolved problems with the gutters.

The main project in 2018 has been the ceiling insulation project to mitigate sound transference between upper and lower units. This was completed for units A, C & D. The owner of unit B did not participate. The work is rather disruptive and Sharon also has some issues with the project.

Financial Report / 2019 Budget:

As of the end of November 2018 we have \$4,601.14 in checking and \$33,653.11 in reserve savings. Income is right on budget and there are no delinquencies. Administration and maintenance expenses are within budget. Water costs went over budget, and we will check if this was related to the irrigation or the building. We have been making transfers to the reserves and the finances are in good shape.

Helen presented a budget with a 5% increase in homeowner dues for 2019. This will accommodate increases in operating costs and maintain reserve savings for upcoming and future capital improvement projects. Michael moved to approve the 2019 budget as presented. Dave seconded the motion. Brandon opposed the motion. The motion carried.

2019 Projects:

Painting – We will get a contractor lined up for the painting project to start in spring 2019. The color scheme proposed is a gun metal grey (Gauntlet Grey) with off-white

trim. Michael will put samples on the building for owners to see and make comments.

We will need to get gutter repairs completed before the painting is done. Pam asked if there will be a warranty on the painting. Sharon requested that windows get opened for the painting so they don't get stuck shut.

Election of Directors:

Kristen moved to re-elect Michael for a new three year term. Sharon seconded the motion, which passed unanimously. Officer appointments will remain the same: Michael is President, Dave is Vice-President and Kristen is Treasurer.

Homeowners Concerns:

Sharon's attorney, David Haynes, was in attendance to observe discussion of Sharon's concerns about the sound mitigation and other board matters.

Sharon believes that her condo should be afforded the same level of sound mitigation that has been provided for the other lower units. She feels that the board members had conflicts of interest as the solution the board chose (blowing in ceiling insulation in the lower units) benefits the board members more, and does not address some of the other noise related issues that she experiences in her home. These include noise from the ceiling fan and exhaust fan in the condo below and reflected noise from the unit A patio.

In addition, Sharon asserts that a previous board, comprised entirely of owners who are not owners now, had assured her that the owner of Unit E above her would put in insulation before a wood floor was installed and that they would be required to use padding and carpets on top of the wood floor. Helen will check the archives to see if there is any record of this in the board minutes, probably from the 1990s.

Helen asked David Haynes if such a historical violation (not putting in insulation when installing a wood floor) would be covered by the statute of limitation of one year in CCIOA. David said it could come under the concept of ongoing nuisances, depending on how the issue was minuted.

Sharon had asked to be included in discussions about sound remediation and said that the community was not fully included in the decision making process, nor were her specific concerns heard. Dave countered that she has voiced her concerns at many recent meetings and that the board has allowed her time to speak, has followed up on her suggestions to engage a sound engineer, and moved forward with a solution that will address at least some of the sound transference issues.

Pam said she didn't get all the communication about the sound mitigation project as it did not affect her unit directly. Helen will work on getting the minutes out to owners sooner after meetings take place, and to increase communication between the board and all owners. Pam also agreed that she did not attend all the meetings and will either do so in the future or at least conference call in.

As it stands, Sharon was offered the opportunity to participate in the ceiling insulation project, but she declined because her understanding was that insulation should have been put in prior to the unit above installing a wood floor, by that previous board. The current board re-iterated their offer to give Sharon the funds that would have been spent on putting in ceiling insulation for her unit. She can then schedule this work, or any other solution she can come up with, at her convenience, and in a fashion she find acceptable pending architectural approval. However Sharon continues to assert that the work should occur from above so she is not inconvenienced.

Regarding the ceiling fan in Unit A, Michael said that is surface mounted and is not in HOA property, and there is no impact on the insulation.

Another issue is the vibrations caused by the washer and dryer in Unit E. Sharon asked if we could require or at least request that owners take measures to minimize the impact of this on neighboring units. Michael's belief is that the board cannot regulate this.

Sharon also wants Norma to put down padding and carpet in high traffic areas. Norma has indicated that she will not put any more efforts into this, and again Michael feels that the board cannot compel her to do that.

Kristen mentioned that we have also previously discussed issues that had occurred with the tenants in Unit H, which had diminished her quality of life in her home. Dave said that he did not expect this tenancy to be so bad, and is sorry that it happened this way. He is doing his best to find good new tenants with no pets.

Sharon requested that she is able to have more input with the grounds maintenance. She would like to see a pre-emergent used in spring and the lawns edged properly. There are some saplings that need to be removed. We can discuss this all further in the spring.

Sharon also reported a loose stair on the front porch of Unit A. Helen will arrange for this to be repaired.

Michael reminded everyone to close the lock on the dumpster shed door so it looks locked, to prevent unauthorized use of the dumpsters.

The board will arrange a meeting for spring 2019.

The meeting adjourned at 7:44 pm.