

620 Pearl Street Residences
ANNUAL MEETING
Wednesday November 13, 2019

MINUTES - DRAFT

Owners present: Michael Hirsch, Kristen Kron, Dave Terzian and Sharon Hillman. Helen Cartwright represented Creekside Community Association Management.

The meeting was called to order at 6:29 pm. A quorum is present.

Minutes:

Dave moved to approve the 2018 Annual Meeting minutes. Michael seconded the motion, which passed unanimously.

Presidents Report:

Michael reported on the Association activities this year. We had the gutters replaced and a section of fascia repaired in the SW corner. The main project was painting the building. The new colors look good and the project went well.

We had a few issues with the snow removal service, but the contractor was responsive to making corrections. We will get some ice melt to have on hand if it is needed.

Financial Report / 2020 Budget:

At the end of October 2019 we have \$5422.24 in the checking account and \$18,768.43 in reserve savings.

Income is right in line with the budget and all owners are current on paying their dues. Expenses are normal and also balance out to be within the budget. Water and snow removal are over budget, but tree care and building repairs are under. We have made monthly transfers to the reserve account.

To adjust for increases in operating expenses and still maintain required reserve savings, Dave moved to approve the 2020 Budget with a 3.5% dues increase. Michael seconded the motion, which passed unanimously.

2020 Projects:

We have City approval to install an architectural feature above the front of the breezeway. The board decided to not go ahead with the addition at this time.

Kristen suggested adding another section to the west side fence. Helen will get a bid for this and the board can vote on it.

There was a sewer back up caused by a Swiffer pad in the line. The drain contractor indicated a rough patch in the line that we should keep an eye on.

Election of Directors:

Michael moved to re-elect Dave for a new three year term. Kristen 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:

There are no tenant issues at this time.

We need a new lock for the dumpster shed, as neighbors have been dumping their trash in our receptacles.

The dumpster shed could do with painting. Helen will check with Cal's Painting.

Green Spaces should clear the sides of the buildings when they do the fall clean up.

Helen will notify owners when this is scheduled.

We need to get the downspouts checked.

Sharon requested that corn gluten meal is added to the lawn in the spring. She does not think there has been much improvement with the lawn care this year.

The board will arrange a meeting for spring 2020.

The meeting adjourned at 7:25 pm.