

**620 Pearl Street Residences  
ANNUAL MEETING**

October 9 2017  
741 A Pearl Street

**MINUTES**

The meeting was called to order at 5:10 pm.

Present: Dave Terzian, Kristen Kron, Michael Hirsch, Sharon Hillman, and Edward McKeown by proxy for Katherine Coder. We have proxies from Brandon Waller and Norma Armstrong. A quorum is present. Helen Cartwright represented Bartlett Property Management.

Minutes:

Michael moved to approve the 2016 Annual Meeting minutes. Dave seconded the motion, which passed unanimously.

Presidents Report:

Michael reported that there have been no major building issues this year. Two of the sump pumps failed and were replaced. The cover has been rebuilt over the sump pump outside unit D and a high water alarm has been installed. We are in the process of setting up a barbeque patio area in the common area on the west side at the back.

Michael discovered that there were 2 sprinkler zones that had been abandoned at the rear of the property. He has got these going again.

The gutters need clearing out. This is usually done in conjunction with the fall clean up after the trees have lost their leaves.

Financial Report / 2017 Budget:

At the end of September 2017, we had \$9,836.10 in checking and \$27,220.44 in the reserve saving account. We received a premium adjustment of \$4736.07 from State Farm Insurance because of improper notification of premium increases. This will be transferred into the reserve savings. We are meeting budget goals for the year.

Helen presented budget projections with either 5% or 10% increases in homeowner dues for 2018. Operating costs are budgeted to remain mostly the same as in 2017. Any increases in dues will go to reserve savings for capital improvement projects.

Kristen moved to approve the budget for 2018 with a 10% dues increase. Michael seconded the motion. Brandon opposed the motion. The motion carried.

2018 Projects:

*Noise mitigation* – Sound transference between floors continues to be a major

issue at 620 Pearl. Some of this is due to the way the building was constructed and has been exacerbated by the installation of hardwood floors in some of the upper units. Sharon will get an update from the engineer she previously commissioned a report from, to see if there are any advances we could benefit from. Norma has also requested further consultation from a sound engineer.

Michael will get bids for blowing insulation into the ceiling cavities. We will need to find out what the best material would be for this application. Another solution could be lowering the ceilings in the downstairs units, but as the ceilings are already quite low this was not favored. Replacing the carpet in upper units has also been recommended.

*Painting* – Michael has continued to work on getting a color scheme to approve. We are looking into painting the whole building, including the stucco and adding an architectural feature about the breezeway at the front. Michael is in contact with the City about getting a minor modification approved to install this feature.

Michael and Kristen will meet to finalize the color choices. Michael will put up some samples of on the siding and window frames for owners to see.

#### Election of Directors:

Michael moved to re-elect Kristen for a new three year term. Dave seconded the motion, which passed unanimously. Officer appointments will remain the same.

#### Homeowners Concerns:

Sharon is concerned about the condition of the front lawn. We will address these concerns with the grounds maintenance company in the spring.

Kristen asked what recourse the HOA has to limit occupancy in units at 620 Pearl. Fair Housing rules mean that landlords cannot discriminate on who they rent their units. The City also has ordinances on how many people can occupy properties, but this only refers to unrelated people.

There are also concerns about the number of pets in the building. The possibility of banning dogs was considered, with existing dogs being allowed to remain, but there was not a consensus on moving forward with that. The covenants require that all pets get Board approval. Sharon requested that we enforce this provision.

Michael requested permission to build a patio box. This was approved.

Dave's tenant's have a bed frame in the common area. Michael will help them remove it.

The meeting was adjourned at 7:01 pm.