

620 Pearl Street Residences  
Annual Meeting Minutes  
September 21, 2015

The meeting was called to order at 5:45 pm.

Present: Pam Hammond, Norma Armstrong, Dave Terzian, Kristen Kron, Sharon Hillman and Michael Hirsch. We have one proxy from Brandon Waller. A quorum is present. Helen Cartwright represented Bartlett Property Management.

Minutes:

Dave moved to approve the 2014 Annual Meeting minutes. Sharon seconded the motion, which passed unanimously.

Presidents Report:

Dave reported that our finances are in good shape.

Unit A is repaired and has a tenant. The owner is making regular dues payments and is almost caught up with the past due balance.

We have had issues this year with ground water getting into Unit D. There are three sump pumps in the building, but no back up sump pump. We have a bid for \$750.00 to install a high water alarm. Michael suggested that we could get a battery operated alarm less expensively. We could also have a spare sump pump, hose and extension cord in the laundry room for use in case of a sump pump failure.

Helen will check that the sprinkler head at the front of Unit D has been disconnected

We had a Special Assessment this year. Final installments will be assessed in November 2015.

Financial Report / 2016 Budget:

Helen presented a draft budget for 2016, with a slight dues decrease. Dave moved to keep the dues the same as 2015 and put the balance into reserves transfer. Norma seconded the motion, which passed unanimously.

Election of Directors:

Dave moved to re-elect Pam for a new three year term. Norma seconded the motion, which passed unanimously.

Homeowners Concerns:

Norma had a new A/C unit installed. It is much quieter than the old unit. The drain line still needs to be installed and finished. Sharon requested that she gets more detailed information about projects in adjoining units that could impact her.

We will put more effort into communicating with owners that any plans should be submitted for architectural approval.

Mike has also installed a new A/C and needs to install the condensate line.

Kristen asked if it is possible to move Dave's A/C unit, which is visible from her bedroom window.

There have been several break-ins in the neighborhood, including Dave's tenant's car in the parking lot. Michael suggested installing a DVR system, which he estimates would cost around \$1000.00, and would have to be wired into the building electricity. We could also install motion sensor lights. Norma has some solar floodlights that she will donate to 620 Pearl. Sharon asked that no motion lights are put on her side of the building.

Dave brought up the general condition of the property and how we can make it look better. Suggestions included power washing the Trex and painting the building a different color. Helen will source bids for these projects.

Norma suggested putting a bike rack or storage cabinets in the laundry room.

Pam asked about window cleaning. Helen will check the association documents to see if this is the responsibility of the HOA or the owners.

Kristen said that people are not separating their garbage, recycling and compost correctly. Also neighbors from 624 Pearl and 613 Walnut, as well as passersby, are using the 620 dumpsters. We will get a sign made for the dumpster enclosure saying that it is for the use of 620 Pearl residents only and install one of the motion lights by the dumpster.

Next spring we will plant some flowering plants in front of the sign and get the shrubs trimmed back. The gutters will be cleaned in the fall by Green Spaces. Helen will ask them to sweep out the patios. Michael has some ideas for how to make the entry way more modern – he will submit some sketches to the Board. Michael will contact the City to ask them to remove the Chinese Elm that has died to the south of 620 Pearl.

Sharon said she smells marijuana from the downstairs neighbor. Helen will check the covenants to see if this is considered a 'nuisance' and will send out a copy of the rules to the Board for review.

Pam said she has low water pressure in her shower. Dave suggested that she may need a new shower head. Sharon said she has low water pressure in her toilet.

The meeting was adjourned at 7:18 pm.