

620 Pearl Street Residences
Board Meeting Minutes
April 10, 2017
MINUTES

The meeting was called to order at 5:40 pm.

Present: Dave Terzian, Kristen Kron, Sharon Hillman and Michael Hirsch. A quorum is present. Helen Cartwright represented Bartlett Property Management.

Manager Report:

Sharon called about an odor that appears to come from unit A when the heat comes on or they run the dishwasher. Michael will try to help identify the source.

There is a water leak from the soffit – it may come from the unit D air conditioner.

Financial Report:

At the end of March 2017 we have \$1431.25 in checking and \$25,254.43 in reserve savings. Income is on budget as all owners are paying their dues on time. All expenses are normal and within budget.

Dave moved to approve the March 2017 financial statements. Kristen seconded the motion, which passed unanimously.

Old Business:

Parking lot repairs: The parking lot repairs and crack sealing will be scheduled for once the weather is warmer. We will modify the layout of the striping for the parking bays to maximize space.

Dumpster enclosure: The new roof on the dumpster enclosure cost \$1450 and, along with the padlocks on the door, has resulted in the enclosure being cleaner.

Landscaping: There are some dead bushes in the landscaping. Helen will get costs from Green Spaces to replace them.

New Business:

Building Improvements:

Michael is proposing creating a BBQ area by the dumpster shed, with a flagstone patio, picnic table and propane grill.

Michael will research getting new identifying letters for the units so that they are more visible from the street.

Michael is recommending adding an architectural element over the breezeway and the front of the building that would mirror the triangular features on the roof line. He estimates this will cost around \$5,000 to construct and install.

Some options were presented with color ideas for re-painting the building, including a 'townhome style' option with multiple façade colors. Once the color choices are finalized we can get firm bids from contractors on the paint job. Michael also suggested re-branding the building name, for example as 'The Westender'.

Homeowners Concerns:

Sharon shared her concerns about the increase in noise, as there are more people and pets in the buildings and some residents have removed their carpets in favor of wood floors. This has an impact on the quality of life for residents living below other units.

We will look into some of the ideas that were brought up at the last Annual Meeting, and work out how costs should be allocated.

Michael contacted the City about the holes in front where trees were removed from the street strips. They have this on their list for replacement next year. Sharon asked if we could request new trees in the island as well.

Annual Meeting Date:

We will arrange the next Annual Meeting date by email.

The meeting was adjourned at 6:48 pm.