

620 Pearl Street Residences  
Board Meeting Minutes  
April 28, 2022

MINUTES

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The meeting was held over Zoom and called to order at 3:06 pm.

Board members present: Dave Terzian, Kristen Kron and Ari Opdahl. A quorum is present. Helen Cartwright represented Creekside Community Association Management.

Manager Report:

The tree on the west side property was not removed.  
All other items have been resolved

Minutes of last meeting:

Dave moved to approve the minutes of the October 11, 2021 board meeting. Kristen seconded the motion, which passed unanimously.

Financial Report:

There are seasonal budget overages in snow removal and energy, all other expenses are normal and within budget.

At the end of March the balance sheet show \$3,205.01 in the operating account and \$35,492.39 in reserves. The only scheduled project this year is replacing the water heater if it fails.

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

Old Business:

*Signage:* Kristin will contact Fastsigns to come up with a mock up of a brushed metal laser cut sign for the front entryway.

*West front fence:* Kristen will check if the repair was completed, and Helen will follow up with the contractor as needed.

*Sound Requirements for Flooring:* There has been no action on developing these requirements.

New Business:

*Appointment of Officers:* Officer positions will remain the same. Ari is President, Dave is VP and Kristen is Treasurer.

In advance of this year's annual meeting, we will communicate to owners that they should not direct any issues they raise against a specific individual. We will also request that concerns are submitted in advance of the meeting, as we did last year.

*Grounds Maintenance:* The 2022 grounds maintenance contract with Green Spaces was approved by email.

*Insurance:* Dave moved to increase the deductible to \$10,000, and Helen will confirm with the agent that the policy has Guaranteed Replacement Cost coverage. The board will draw up a list of questions about the policy coverage to be submitted to the agent.

Homeowners Concerns / Other Business:

*ACC Application – Unit E new windows:* This was approved by email.

Next Meeting Date:

The next meeting will be mid – late October 2022.

Annual Meeting Date:

The annual meeting will be mid November 2022

The meeting was adjourned at 3:58 pm.