

620 Pearl Street Residences
Board Meeting Minutes
March 7, 2023

MINUTES

The meeting was held over Zoom and called to order at 4:34 pm.

Board members present: Cris Winner, Ari Opdahl and Jane Best. A quorum is present.
Owners present: Sharon Hillman, Pam Hammond
Helen Cartwright represented Creekside Community Association Management.

Minutes of last meeting:

Cris moved to approve the minutes of the October 19, 2022 board meeting. Jane seconded the motion, which passed unanimously.

Manager's Report:

Items on the manager report were reviewed by the board. Any items requiring follow up are included on the agenda.

Financial Report:

At the end of February there was \$2989.71 in the operating account and \$40,843.42 in reserves. There are no delinquent accounts – all owners pay their dues on time. Management costs are high from paying outstanding invoices that were missed last year. Energy costs are high due to natural gas costs. This expense is billed back to owners so does not impact the budget overall. Snow removal has been high this season so we have not had funds to make reserve transfer so far.

Old Business:

Painting Railings: Helen sent an itemized proposal from Secor Painting to paint all the railings. Cris requested that we get additional bids and then work out a limited scope of work. The railings are Trex so painting is an esthetic concern rather than a structural issue.

Sidewalk repair: The deteriorated sidewalk in front of Unit D was reported to the City, who replaced some damaged areas. There is also a low section of sidewalk in front of Unit B where ice accumulates – this will also be reported to the City for their attention. Sharon brought up her concern about the building settling, and a crack the brick boundary wall. Helen will arrange for a structural engineer to inspect the property.

Sump Pump Monitors: This item is still outstanding, but we will continue to research a system to monitor for sump pump failure.

New Business:

Appoint Officers: Cris moved to appoint Ari as President. Jane seconded the motion, which passed unanimously. Ari moved to appoint Cris as Vice President. Jane seconded the motion, which passed unanimously. Ari moved to appoint Jane as Treasurer. Cris seconded the motion, which passed unanimously.

Grounds Maintenance: The grounds maintenance contract with Green Spaces was approved by email. Jane, Cris & Helen met with Mike to review expectations. The board also approved the Green Spaces proposal to improve the slope on the west side of the building.

Leak from Unit E to Unit B: A leak from the washing machine in Unit E caused some water damage to the ceiling in Unit B. Helen has been trying to schedule remediation work with the owner of Unit B, who wants the owner of unit A to pay for relocation costs during any work that will take place. Sharon would need to negotiate this with Norma directly.

Sharon requested that washing machines are added to the list of appliances not to be used during quiet hours. We can draft wording on this addition. There are no rules prohibiting the installation of laundry facilities in the condos. It is not known if the owner requested board permission to install a washer and dryer.

Review of Reserves Study: Helen will work on getting updated figures for the reserve study, which will be updated as part of the budgeting process.

Entry Signage: Cris will come up with some new options to update the building signage. If any owners have suggestions, they are encouraged to share them.

EV Chargers: We will meet with the Xcel representative to discuss options for EV charging at 620 Pearl St.

Hot / Cold water mix up: There have been no further issues with this.

Western Disposal new composting rules: Helen will send information to owners on the new compost rules, along with a reminder to break down cardboard boxes to maximize space in the recycling carts.

Homeowners Concerns / Other Business:

ACC Applications:

Unit H is requesting a new AC condenser on the west side of the property. Dave will confirm the proposed location when he is in town.

Unit D replacement windows were approved by email.

Unit E additional window application was not approved in the proposed location. Pam will provide engineer recommendations and sketch of new location.

Sharon continues to be upset about the owner of unit E being given permission to update the flooring in their condo. She feels she should have been included in the decision making process, and that her health and property value have been compromised by the installation of the new flooring.

Next Meeting Date:

The next meeting will be in Fall 2023.

The meeting was adjourned at 5:45 pm.