

620 Pearl Street Residences
Board Meeting Minutes
October 19, 2022

MINUTES

The meeting was held over Zoom and called to order at 4:01 pm.

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

Minutes of last meeting:

Jane moved to approve the minutes of the April 28 2022 board meeting. Dave seconded the motion, which passed unanimously.

Manager's Report:

Items on the manager report have been addressed.

In addition, the metal base of the stair supports on the east side are rusting and may need to be replaced.

Sharon mentioned that the front of the building may be settling. The board will make a time to inspect this, along with drainage slope on the west side noted in the inspection report for Unit D. If necessary, a structural engineer can look at this as well.

Green Spaces have been requested to remove the creeper on the west front brick wall.

Financial Report:

At the end of September 2022, there is \$2,385.73 in the operating account and \$39,007.07 in the reserve account. There are no delinquent owner accounts and for the most part expenses are in line with the budget. Insurance costs have increased so this item is over budget.

Dave moved to approve the September financial statements. Ari seconded the motion, which passed unanimously.

Old Business:

Signage: As it ended up being more expensive to replace the signage with the design that was approved, the board decided to not pursue this. We can revisit this in the future if it gets brought up again.

Insurance: Helen confirmed that the HOA master policy has Guaranteed Replacement Cost coverage and that the deductible is \$10,000.

Rules Update: A move-in checklist was added to the rules document. The board is also proposing adding wording to the rules around when construction work may be done at 620 Pearl St: *Noisy construction work may only be done between 9 – 5 on weekdays and no construction is permitted on the weekends without prior written permission. Owners are requested to minimize inconvenience to other residents as much as possible.*

Cris suggested that a rule is added requiring that a certain percentage of floor space is covered with carpet or rugs and padding. He will forward wording from another building's documents as a starting point for discussion.

New Business:

Board Members: Jane Best was appointed by the board to fill Kristen Kron's term on the board, which runs until 2024.

Snow Removal: The snow removal contract with Trident was approved by email. Owners are requested to communicate any issues with snow removal promptly to the manager.

2023 Budget: Helen presented a draft budget for 2023, with increases in operating costs for insurance, utilities and maintenance. Ari moved to approve the budget with a 6% increase in dues. Dave seconded the motion, which passed unanimously. The reserve study has funds earmarked for replacing the water heater should it fail in 2023.

Governance Policies: Helen will bring sample wording for required governance policies to the board for approval in advance of the annual meeting.

Homeowners Concerns / Other Business:

Painting Railings: Helen is getting proposals to touch up the paintwork on the railings.

Sidewalk repair: The deteriorated sidewalk in front of Unit D has been reported to the City.

Sump pump monitoring: Helen will get more information about products available for smart water monitors that could work for the sump pumps. Jane has been keeping an eye on the pumps, especially after rain events.

Cris asked about security at the building. We have not had any security issues. Owners could consider installing a video doorbell if they have any concerns in that area.

ACC Applications:

Unit E flooring was approved by the board over email. Sharon is disputing the board decision which she says does not have sufficient sound proofing qualities. Following from Cris's suggestion, the board will develop wording to require owners on upper levels to have a certain amount of floor space (eg. 80%) covered with rugs or carpeting. Sharon requested that the board puts in place a standard for sound transmission levels that residents on lower floors are entitled to.

Unit A storage in the Limited Common Element patio area was approved by email.

Unit E additional window application was not approved in the proposed location.

Annual Meeting Date:

The annual meeting will be on November 16, 2022

Next Meeting Date:

The next meeting will be in Spring 2023.

The meeting was adjourned at 5:39 pm.