

620 Pearl Street Residences
Board Meeting Minutes
October 8, 2020
MINUTES

The meeting was called to order at 5:33 pm, and was held over zoom.

Board members present: Kristen Kron, Ari Opdahl and Dave Terzian. A quorum is present.

Helen Cartwright represented Creekside Community Association Management.

Manager Report:

Most items on the manager report have been taken care of.

Ari caught a few mice in his kitchen. Helen will see what action can be taken to discourage raccoons going under the front decks.

Minutes of last meeting:

Dave moved to approve the minutes of the July 11 2020 board meeting. Kristen seconded the motion, which passed unanimously.

Financial Report:

At the end of September 2020 we have \$3,963.96 in the operating account and \$29,185.51 in reserve savings. Expenses are normal and within budget. No owners are over 30 days past due.

2021 Budget: Dave moved to approve the 2021 budget with no dues increase. Ari seconded the motion, which passed unanimously.

Old Business:

New Fence: The board decided to stain just one side of the fence and to match the stain on the existing sections of fence. We will ask the neighboring property if they are interested in having the other side stained at their expense.

Helen will get Kristen the paint codes so she can touch up the scuffs on the railings. We won't paint the dumpster shed at this time, but will consider rebuilding it entirely.

Tree Care: We treated for aphids and this was moderately effective. The limbs in question have been cut back due to damage from the recent snow storm so this will not be an issue next year. Reinholt Tree has made an inspection of the trees and we are waiting for recommendations.

New Business:

Laundry Room keypad lock: Ari installed the laundry room lock. Now the weather is turning cooler we will start keeping the door locked. The code is 2468 – Helen

will email the owners with the code. Ari will get a new lock for the dumpster shed. We will ask Susie to clear out junk from the boiler room.

Snow Removal: The 2020-21 snow removal contract with Trident was approved by email.

620 Pearl Signage: Helen and Kristen will revisit this project.

Board Members: Kristen will be up for re-election at the Annual Meeting and she will stand for a new term. Ari will remain on the board although he will be moving out of Pearl.

Homeowners Concerns / Other Business:

Short Term Rentals: With fewer owner occupied units at 620 Pearl, Kristen is concerned about the possibility of short term rentals. The covenants do not allow for rentals of less than 30 days. Dave suggested amending the covenants to not allow rentals of less than 90 days. Helen will draft language and contact an attorney to draw up the documents. Changes to the covenants require the approval of 7 out of the 8 unit owners.

Unit C A/C unit: The A/C was approved by email. It is very quiet and does not disturb any neighbors.

Flooring materials: Norma is considering replacing the flooring in her unit with luxury vinyl with a double layer of cork underlayment. Helen will check the HOA minutes for recorded flooring requirements that must be met when installing new flooring, specifically the percentage of the floor area that should be carpeted. We could use this as an opportunity to blow insulation into the cavity for noise mitigation purposes. Helen will find out about the possibility for adding insulation to walls as well.

Boiler inspection: Ari needs a boiler inspection certificate for his rental license. Helen will ask Mark from Centennial Plumbing & Heating to complete this inspection.

Annual Meeting Date:

The Annual Meeting will be on November 12 at 5 pm, over Zoom.

The meeting was adjourned at 6:32 pm.