

Minutes of BOD Mtg. 1/23/25

Mtg. called to order by Pres. Jim Callas at 4pm. Present were Jason Wilson, Terry Becker, Nikki Ferris, Levar Curry via zoom, Billi Rivera from Semper Fi. 3 visitors in attendance.

Quorum met.

Financials: Operating Cash: as of 1/23/25 \$177,064.91 Reserve Cash: \$429,198.09. Collections: Parking \$175 ; Pool \$185; Late fees \$3,732. Financial report approved.

Jason and Jim to meet with Mandy to get access to bank accts. To read only.

Pest Control begins 1/28/25 for interior. Schedule will be posted at mail kiosk by me.

MSDS-material safety sheets to be on website

Homeowners mtgs. Are not required.

New CTA law- all HOA's in state BOD members must be listed and copy of D.L. required

Water leak at pool, resulting from snow storm capped. Is temporary. Will be repaired when weather clears.

Semper Fi will be cleaning and filling frontage of Bldg.7 from repair work. Mulch and river rock estimates being awaited. Phoenix to fix grass in spring.

2 BOD seats will be available 11/25.

Engineer study needed. Billy in process of securing and scheduling in next few weeks. Safety factor to determine schedule of work needed. Possible assessment will result.

Maintenance to common areas is HOA responsibility; Inside patios is homeowners'. Maintenance schedule to be updated at next executive mtg.

Newell post project will resume when materials arrive. Only 4 bldgs, left.

All roofs repaired or replaced 2016-2018.

Repeat estimates awaited on tree removal for Bldg.7-8. Expect reduced costs.

Wood repairs to bldgs. will be part of Engineer study

Parking issues: 2 spots for 2 cars; 1 in front row 1 in back row

Fine schedule being updated and verbiage to be added

New estimates for carpet removal on 1st floor of Forsynthia to be obtained. Current is \$17,000per bldg.. to include carpet removal, grinding down floor and polyurethane painting.

Reserve study due next year. New tab on website for minutes to be implemented.

Request to post emergency numbers for Semper Fi made. Billy to supply signs, I will post at mail kiosk.

Request for uniform exterior lighting made. Virginia has company info for proper bulbs. Will provide to Billy to acquire same.

Request for under stairwells & stairwells to be cleaned. Billy will address with cleaners.

Still awaiting PyeBarker estimates for new heaters in sprinkler rooms. Temps checked day of storm; all 40-43 degrees.

Suggestion made that reserve funds to be minimum of 2 mos. Expense at all time.

Issue of illegal drug use visited. Recommended to call police when suspected, at time of occurrence. Also question raised if BOD can have authority to evict tenants/owners

Mtg. adjourned by Jim Callas,Pres. At 5:18pm