

Minutes for Meeting on Sunday, March 31

Board members in attendance: Elizabeth Starr, Connie Beckwith, Ken Shafer, & Linda Scott

Residents in attendance: Aran Mordoh, Shelley Taylor, Kristie Lindberg

Meeting was called to order by Elizabeth.

Old Business

Item 1-Termite bids

We currently have bids from 2 companies. We have used Kelly's since 2012, but we do not have an actual contract with them. We are considering switching companies because Kelly's charged us for an inspection and did not really inspect because of the mulch around the units. Elizabeth questioned what we were paying for. Ken read from the report that said that we needed to pull back the mulch. Ken was not comfortable with voting to spend money on the other 2 companies because their bids were so much higher than Kelly's. (\$18,000-\$22,000 vs. \$750.00) Ken suggested we ask the other companies to do the free inspection that they advertise that they do. Resident Shelley Taylor asked if these companies were recommended by Jamar. Elizabeth said that they were. Ken said that he wanted a project manager to witness the termite damage (if any is found.) Connie suggested we ask both vendors to inspect 7 residential buildings and a couple of garages apiece. Elizabeth agreed to ask Jamar to coordinate the free inspection.

Item 2-Stampfli engagement for Quickbooks clean-up

This item was discussed but not acted on in our February meeting. 2017 was the first year for our fiscal year to align with the calendar year. Elizabeth cited a problem with the fact that our governing documents require our annual budget be presented in October; Ken said that he could prepare a budget in October.

Elizabeth will ask Carolyn to meet with the Stampfli rep.

New Business

Item 1-Roof bids for 2302 (Building 12)

Ken presented a defacto 3rd quote for the entire building at \$6,900. However, Cornerstone (at Mackey Property's request) has stated that Building 12 is not a top priority.

Ken moved to patch the roof. Elizabeth seconded. Linda abstained.

Item 2-Downspout remediation. Connie presented a bid for 66 downspouts, but suggested that we focus on the units that need the most attention (the units with basement flooding, etc.) James has agreed to monitor the project. Ken moved to approve the bid not to exceed \$1,963. We agreed to ask for black fittings. Elizabeth seconded.

Item 3-Legal representation

Scott Tanner, our attorney, recently died and must be replaced. Another attorney is purchasing his practice, so we could stay with the firm. Elizabeth presented information about Eads, Murray, and Pugh. If we pay an annual retainer of \$800, which entitles us to a reduced rate of \$280 per hour (as opposed to \$300 per hour) and one 15-minute phone call each day at no charge. After some discussion and an agreement to consult Mike Carmin if a 2nd opinion is needed, Elizabeth moved to engage Eads, Murray, and Pugh. Connie seconded. Motion carried.

Item 4-Bids for sidewalks are pending.

Meeting adjourned.

Next meeting is April 11.