

PICKAWILLANY CONDOMINIUM OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
July 28, 2021
7:13 p.m. – 8:30 p.m.

Board Members Present: Hildegard Jones, President
Linda Rowell, Vice President
Marvin Blank, Treasurer
Linda Garlinger, Secretary
Steve Larson, Director
Eric Murphy, Director

Board Members Absent: Keith Shiban, Director

The Case Bowen Company: Kathi Horvath – Community Association Manager (CAM)
Karen Murphy – Recording Secretary

Owners: Tina Frazier (4953 WH) and Kathy Murray (5032 SM)

The meeting was called to order at 7:13 p.m.

Secretary's Report:

*A motion was made and seconded to approve the minutes from the June 23, 2021, meeting.
(Rowell/Garlinger 2nd /Motion carried 5-0, with Jones abstaining as she had prepared the minutes).*

Treasurer's Report:

Treasurer, Marvin Blank, presented the balance sheet data for the period ending June 30, 2021, as follows:

Category	June 30, 2021
Cash	\$ 362,011.70
Retained earnings	\$ 416,968.77
Net Income	<u>(\$ 54,957.07)</u>
Total Liabilities/Equity	\$ 362,011.70
Accounts Receivable	June 30, 2021
	\$ 20,098.16

President's Remarks:

No report.

Manager's Report:

A full manager's report was provided for review to the Board prior to the meeting. Additional items added after the report that were provided were discussed under Old and New Business.

Resale Report for July 2021: Two units sold since our last meeting 5029 CH and 4981 SM—8 sales for the year.

COMMITTEE REPORTS:

ARC:

The Board reviewed several ARC requests that were sent in, and the following requests had been approved:

1. **4943 WH** – Rosati dining room slider
2. **5000 SM** – Two sliders and a storm door

There were no formal reports from the Communications or the Social Committees.

Old Business:

1. **5004 WI** – Insurance claim – completed.
2. **4965 SM** – will have update on crack monitoring in September.
3. **Roadway work** – Awaiting dates from Chad with M&D
4. **Pool** – flat roof and deck repairs needed – to be completed after pool closes. CAM to notify Sandy's that the last day to swim will be September 26.

New Business:

1. **5062 ST** – Foundation issues – Engineer's report and drawings received. K&G submitting a bid for the work.
2. **Landscape** – overgrown areas. Awaiting a bid from landscaper. Bid was received and voted upon via a unanimous email vote.
*A motion was made and seconded to ratify the email vote approving the bid submitted by Reichle in the amount of a cost not to exceed \$10,280 for this work.
(Jones/Garlinger 2nd /Motion carried 7-0)*
3. **5092 ST (chimney) and 5034 SM (soil boot)** – CAM sent work orders to Contractors, Inc. for repairs.
4. **Behind 5056 ST** – Reichle Bros. submitted a bid for the work. Tabled.
5. **4934 WI** – Foundation work. K&G submitted a proposal for this work -- \$44,500. Ronier is meeting with Kyle to separate items which he can do, which will then lower this cost.
A motion was made and seconded to approve the bid from K&G in the amount out \$44,500, realizing this is the "worst-case scenario" as it is presumed that Ronier and his crew will be able to complete some of this work. (Jones/Larson 2nd /Motion carried 6-0)

Owner's Forum

1. Tina Frazier (4953 WH) wanted to thank the social committee for the recently held pizza party – it was well attended. She also asked if water meter replacement was in the budget?
2. Kathy Murray (5032 SM) asked about the landscaper treating the numerous tree "volunteers" that are growing by the garages.

Adjournment

Meeting was adjourned at 8:30 p.m.

Respectfully submitted,



Recording Secretary