

PICKAWILLANY CONDOMINIUM OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
October 27, 2021
6:45 p.m. – 9:30 p.m.

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

Absent: Steve Larson, Director

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

Secretary's Report:

*A motion was made and seconded to approve the minutes from the September 22, 2021, meeting.
(Jones/Blank 2nd /Motion carried 6-0)*

Treasurer's Report:

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

Category	September 30, 2021
Cash	\$ 397,725.80
Payable-LOC	\$222,680.00
Retained earnings	\$ 416,968.77
Net Income	<u>(\$ 241,922.97)</u>
Total Liabilities/Equity	\$ 397,725.80

Accounts Receivable	September 30, 2021
	\$ 18,503.50

President's Remarks:

None

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 September 2021: Four new sales since our last meeting – 4923 WH, 5034 SM, 5088 GR, and 4925 WH, bringing this year's total sales to 14.

COMMITTEE REPORTS:

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

Old Business:

1. **5004 WI** – Insurance claim – Insurance check was sent to owner for the deposit on her windows.
2. **4965 SM** – Kyle checked crack monitors and is putting together a proposal for what will work in this matter.
3. **Roadway work** – M&D will be completing crackfilling work yet this year.
4. **4934 WI** – No started yet.
5. **Building 1** – Kyle and Chris are putting together notices for CAM to send to entire building.
6. **Pool Flat Roof & Deck Repairs** – Ronier will be completing the work on the flat roof after the pump room work is completed. Kyle has looked at the pump room and will return to do a more thorough inspection for use in putting together his bid for the work.

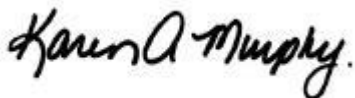
New Business:

1. **Engineering Reports**
 - a. **4953 WI** – K&G preparing bid for the work needed.
 - b. **5094 GR** – K&G preparing bid for the work needed.
 - c. **4940 WI** – Chris to rewrite the report for standard door replacement (as others in the community) and note anything else structurally needed.
 - d. **5003 CH** – No update as report was just received.
2. **4989 SM** – Water pooling issue – M&D submitted a bid to trench a drain on Smoketalk to provide a path for water to flow away from area. Association has agreed to pay for half of the cost.
*A motion was made and seconded to approve the M&D's bid to trench the drain for \$6,850, half of which (\$3,425) will be paid by the Association.
(Jones/Murphy 2nd/Motion carried 6-0)*
3. **Pool Contract** – CAM presented a bid from Sandy's for pool service for the Association
A motion was made and seconded to approve a 3-year contract from Sandy's to provide pool service to the Association 5 days per week. (Jones/Murphy 2nd/Motion carried 6-0)
4. **AquaDoc bid** – CAM presented a renewal bid from AquaDoc to provide treatment to the community's basin (\$2,160) and for removal and reinstall of fountains (\$700)
*A motion was made and seconded to approve the bid from AquaDoc at the cost of \$2,160 for basin treatments and \$700 for removal and reinstall of the fountains.
(Murphy/Blank 2nd/Motion carried 6-0)*
5. **2022 Budget** – CAM presented a draft budget for the BOD to review. Budget includes an increase in fees ranging from \$18-\$33 per month based on your unit's par value.
*A motion was made and seconded to approve the budget as discussed at this meeting.
(Murphy/Blank 2nd/Motion carried 6-0)*

Adjournment

Meeting was adjourned at 9:32 p.m.

Respectfully submitted,



Recording Secretary