

PICKAWILLANY CONDOMINIUM OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
September 22, 2021
7:00 p.m. – 9:15 p.m.

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

Absent: Keith Shiban, Director

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

Prior to the meeting, the Board met with Jeremy Schaffer and Mike Ryan, from Garber Connect, to go over matters involving the fire alarm system and updates to it.

The meeting was called to order at 7:55 p.m.

Secretary's Report:

*A motion was made and seconded to approve the minutes from the August 25, 2021, meeting.
(Jones/Larson 2nd /Motion carried 6-0)*

Treasurer's Report:

Treasurer, Marvin Blank, presented the balance sheet data for the period ending August 31, 2021, as follows:

Category	August 31, 2021
Cash	\$ 278,719.96
Retained earnings	\$ 416,968.77
Net Income	<u>(\$ 138,248.81)</u>
Total Liabilities/Equity	\$ 278,710.96

Accounts Receivable	August 31, 2021
	\$ 22,388.41

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: No units have sold since our last meeting, but CAM learned that two owners moved out of their units this week—which could mean two additional sales. There are a total of 10 sales for the year.

COMMITTEE REPORTS:

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

Old Business:

1. **5004 WI** – Insurance claim – CAM received check from AmFam for slider and emailed owner to provide deposit request to cut a check to Rosati.
2. **4965 SM** – CAM to follow up with engineer and Kyle on this.
3. **Roadway work** – M&D will be completing follow up items.
4. **4934 WI** – K&G obtained permit and will provide start date for work.
5. **Building 1** – CAM is awaiting plan from Chris and Kyle for work needed here.
6. **Pool Flat Roof & Deck Repairs** – No update. Hildegard will follow up with Ronier regarding this.

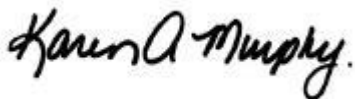
New Business:

1. **Cast Concrete Proposal** – CAM presented a proposal from Cast Concrete for additional concrete work needed in the community. The Association budgeted \$25,000 for concrete work this year and has already spent \$16,000. After deliberating the possibility of doing some of this work and not others to keep the cost within the budgeted figure, it was determined that all work included in the proposal was needed.
A motion was made and seconded to approve the additional concrete work as proposed by Cast Concrete in the amount of \$16,041. (Garlinger/Murphy 2nd /Motion carried 6-0)
2. **5072 ST** – K&G submitted a bid for this foundation work—cost is worst-case scenario.
A motion was made and seconded to approve the bid for this work not to exceed \$16,000. (Jones/Blank 2nd /Motion carried 6-0)
3. **5008 WI** – K&G investigated issue and recommends installation of a drain tile. He submitted a bid for this work.
A motion was made and seconded to approve the bid for the installation of the drain tile at a cost of \$4,000. (Jones/Larson 2nd /Motion carried 5-0 with one Board member abstaining since this work is at his unit).
4. **Animal Trapping** – Due to the cost of this service and that there are no guarantees that animals won't return, the Association will no longer pay to trap animals (either by in-house maintenance or outside contractors). This is effective immediately.
A motion was made and seconded to halt animal trapping as a service provided by the Association. (Jones/Rowell 2nd / Motion carried 6-0).

Adjournment

Meeting was adjourned at 9:15 p.m.

Respectfully submitted,



Recording Secretary