

PICKAWILLANY CONDOMINIUM OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING

December 1, 2021
6:50 p.m. – 7:50 p.m.

Board Members Present: Hildegard Jones, President
Linda Rowell, Vice President
Marvin Blank, Treasurer (Marvin joined meeting at 7:10)
Linda Garlinger, Secretary
Keith Shibana, Director
Steve Larson, Director (Steve joined meeting at 6:55)

Board Members Absent: Eric Murphy, Director

The Case Bowen Company: Kathi Horvath – Community Association Manager (CAM)
Karen Murphy - was unable to attend

The meeting was called to order at 6:50 p.m. Hildegard Jones recorded minutes and Kathi Horvath ran the meeting.

Secretary's Report:

A motion was made and seconded to approve the minutes from the October 27, 2021 meeting. (Garlinger/Rowell/Motion carried 4-0).

Treasurer's Report:

Treasurer, Marvin Blank, had not joined the meeting yet so Kathi Horvath presented the balance sheet data for the period ending October 31, 2021 as follows:

Category	October 31, 2021
Cash-Operating	\$ 19,787.39
Cash-Reserves	\$394,265.52
Other-Popular Insured Cash Sweep	\$ 11.56
Payables – Popular LOC	\$222,680.00
Retained earnings	\$416,968.77
Net Income	<u>(\$225,584.30)</u>
Total Liabilities/Equity	\$414,064.47

Accounts Receivable	October 31, 2021
	\$18,832.31

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 October 2021: No new sales since our last meeting.

COMMITTEE REPORTS:

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

Old Business:

1. **5004 WI** – Insurance claim – waiting for door(s) & installation by Rosatti. (This claim will continue into 2022).
2. **4965 SM** – Engineer sent updated report (Included in Agenda Packet, proposal for fee for drawings was signed at a cost of \$4,200)
3. **M&D Blacktop** – Crack fill sealing completed for phases I&II at no cost to the Association and new catch basin was installed on SM.
4. **4934 WI** – K&G has been in contact with the owner and can start this project now that their last major job is completed.
5. **Bldg 1 4949-4955 Smoketalk rear of garages** – In process for design plan/work.
6. **Garber** – Completed upgrade at Bldg #3.
7. **Board approved the 2022 budget** – Management sent mailing to owners.
8. **4940 WI** – Updated engineer report was included in Agenda packet.
9. **Pool Roof** – On hold for now, Ronier will do when pump room work has been completed.
10. **JTS** – List of tree applications was included in Agenda Packet.
11. **Aqua Doc** – Fountains were removed on 11/2/2021 for winter; cattails emergent applied. Linda Garlinger will check and see if the cattails were cut down.

New Business:

1. **Garber** – CAM presented two bids from Garber to upgrade the fire alarm system for building 7&27. These buildings have smokes that do not work, which is why they are being scheduled now.
A motion was made and seconded to accept Garber's proposal to upgrade the fire alarm system in building 27 for a cost of \$3,753. (Jones/Blank 2nd motion carried 6-0)
A motion was made and seconded to accept Garber's proposal to upgrade the fire alarm system in building 7 for a cost of \$4,300. (Jones/Rowell 2nd motion carried 6-0)
2. **CST** – CAM presented a proposal from CST that is for two jobs behind Wintersong (4996 & 5008). The proposal is not a standard proposal since the scope of work is unknown and will be billed based on a time and material basis. It was assumed by CST that no excavation work in concrete or asphalt is required but if it is then there will be an adjustment to the cost. After discussion the Board agreed that this work needs to be done, however we do not want to have unlimited costs rack up for this job, so the Board has

agreed to put a cap of \$5,000 on this job and if CST needs more funding to complete the work then the CAM needs to be notified to get board approval.

A motion was made and seconded to approve the proposal from CST perform the waterline repair behind 4996 & 5008 Wintersong at a cost not to exceed \$5,000 and with the understanding from CST that if they will be going over the budgeted limit set by the Board they need to contact Kathi Horvath.

(Jones/Garlinger 2nd motion carried 6-0)

3. **Platinum Painting Plus LLC** – Ronier sent a proposal from Jorge Mejia for gutter cleaning. This proposal was sent to the entire Board for review. The total cost for all 27 buildings is \$9,500. The board does want clarification that the downspouts will be cleaned as well.

A motion was made and seconded to approve the proposal from Platinum Painting Plus LLC to clean the gutters on all 27 buildings for a total cost of \$9,500. (Garlinger/Jones 2nd motion carried 6-0)

Adjournment

Meeting was adjourned at 7:50 p.m.

Respectfully submitted



Recording Secretary