

PICKAWILLANY CONDOMINIUM OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
February 23, 2022
7:02 p.m. – 8:36 p.m.
VIA TELECONFERENCE

Board Members Present: Hildegard Jones, President
Linda Rowell, Vice President
Marvin Blank, Treasurer
Linda Garlinger, Secretary
Steve Larson, Director
Eric Murphy, Director
Keith Shiban, 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 January 26, 2022, meeting.
(Jones/Garlinger 2nd /Motion carried 7-0)*

Treasurer's Report:

Treasurer, Marvin Blank, presented the balance sheet data for the period ending January 31, 2022, as follows:

Category	January 31, 2022
Cash	\$743,642.64
Payable-LOC	\$499,855.00
Retained earnings	\$214,853.17
Net Income	\$ 28,934.47
Total Liabilities/Equity	\$743,642.64

Accounts Receivable	January 31, 2022
	\$ 21,495.67

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: There have been no sales in 2022 yet.

COMMITTEE REPORTS:

1. **Communications** – The Communications Committee has a profit from advertising payments in 2021. The committee is looking at options for use of this money.
2. **Social** – The Social Committee held its first game night at the Clubhouse – there were seven attendees. Another is planned for March.

There was no formal report from the ARC Committee.

Old Business:

1. **5004 WI** – Insurance claim from 2020 – waiting for door(s) and windows from Rosati.
2. **4965 SM** – Awaiting updated proposal based on engineering updates.
3. **4934 WI** – Work begun. Kyle will complete after doing 5072 ST.
4. **5072 ST** – Work in progress – additional beams needed.
5. **Building 1** – Engineer design plan in process. Working on drawings for repairs.
6. **WH/WI water valve repair**– CST completed
7. **5G upgrades (security)** – Garber completed buildings 27 and 7 (on SM). They are scheduled to complete Building 11 on 2/17 and Building 26 on 2/14. Additional buildings are scheduled for 3/1, 3/8, and 3/15 – CAM will send notifications to the owners in the affected buildings.
8. **5094 GR** – Engineering report received. Civil Engineer recommended for part of the scope of work. CAM will contact a Civil Engineer.


New Business:

1. **Choice Properties Revenue Share** – Board met with Walt Abood during executive session.
A motion was made and seconded to enter an Agency Agreement with Choice Property Resources to have them explore revenue options for the Association.
(Jones/Blank 2nd /Motion carried 7-0).
2. **FHA Renewal** – Current FHA approval expires in October. CAM is beginning process to have FHA recertification in place prior to expiration.
3. **Damaged Fire Hydrant on SM** – CAM is obtaining a proposal to repair the damaged hydrant.
4. **Lighting on Garage Peaks** – Board is exploring installing LED lighting on the peaks of the garages (street side)—without having to upgrade any electric—so lighting would be solar or battery operated.

Adjournment

Meeting was adjourned at 8:36 p.m.

Respectfully submitted,



Recording Secretary