

PICKAWILLANY CONDOMINIUM OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
January 26, 2022
7:04 p.m. – 8:23 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

Absent: 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 December 1, 2021, meeting. (Rowell/Garlinger 2nd /Motion carried 5-0, with Hidegard Jones abstaining from the vote as she compiled the minutes)

Treasurer's Report:

Treasurer, Marvin Blank, presented the balance sheet data for the periods ending November 30, 2021, and December 31, 2021, as follows:

Category	November 30, 2021	December 31, 2021
Cash	\$ 436,915.12	\$714,708.17
Payable-LOC	\$222,680.00	\$499,855.00
Retained earnings	\$416,968.77	\$416,968.77
Net Income	<u>(\$202,733.65)</u>	<u>(\$202,115.60)</u>
Total Liabilities/Equity	\$426,915.12	\$714,708.17

Accounts Receivable	November 30, 2021	December 31, 2021
	\$ 19,282.77	\$ 19,810.37

President's Remarks:

Hildegard Jones wants us to look out for each other. If there is someone you see all the time and then suddenly you do not, maybe check in with them to see if they are okay. This request comes after knowing that one of our owners and her husband were in their units and needed assistance. Unfortunately, the wife passed; the husband is currently in the hospital.

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 December 2021 and for 2021 as a whole: There were five sales in December (5074 ST, 5088 ST, 4919 WH, 5007 CH, and 5026 SM), bringing the annual total number of sales in 2021 to 18.

COMMITTEE REPORTS:

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

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.
6. **5006 and 4996 WI water leak repairs** – CST completed
7. **WH water pressure issue** – CST returned to investigate and determined not a pressure issue but a volume issue. Bid to install new gate valve presented and discussed under new business.

New Business:

1. **New Communicators for buildings** – Garber is in the process of completing this as the Association was notified that after 2/22/2022, the current system will no longer be able to communicate using 2 or 3G – they are being upgraded to 5G
2. **Garber payment plan** – Having to complete this within this short time at a cost more than \$100,000, Garber offered the Association a payment plan to repay this over time.
A motion was made and seconded to approve a payment plan for this amount to be paid at a minimum of \$4,000 per month beginning March 2022 and monthly thereafter until the debt is satisfied. In addition, at the end of each calendar month, the Board will be made aware of any excess funds available in the Operating Account and Treasurer, Marvin Blank, will determine how much of that excess will be sent as an additional payment to Garber. (Murphy/Blank 2nd /Motion carried 6-0)
3. **Choice Properties Revenue Share** – Current contract is ending. Board is reviewing new option to move forward again with this program.
4. **Gate Valve** – As was noted above, a new gate valve is needed. CST presented a bid in the amount of \$6,950 to replace the gate valve by the 4938-4944 WI sign.
A motion was made and seconded to approve the bid from CST to install a new gate valve in this location for a cost of \$6,950. (Garlinger/Jones 2nd /Motion carried 6-0)

Adjournment

Meeting was adjourned at 8:23 p.m.

Respectfully submitted,



Recording Secretary