

MEETING MINUTES

I. Call to Order

1 Attendance

Name	Position	Attendance
Evan Helmeid	President, Secretary	present
Karlee McMichael	Vice President, Treasurer	present
James Benderson	Board Member	present
Judy Morgan	Board Member	present
Tim Brown	Favour Group Rep	present

2 Approve/ Disapprove Minutes

Decision	Approve minutes from 2014-05-28	Motion: Helmeid Second: Morgan Vote: Unanimous
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ACTION	Helmeid	Submit May meeting minutes to the website	Due 06/28
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3 Treasurer Report

Total savings account	\$53,815.68
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4 Favour Group Report

Units in Arrears	8
Units with Attorney	5
Units with Unpaid Dues for current month	3

II. New Business

	Type	Sponsor	Description	Notes
1	Decision	Helmeid	Repair gutters and downspouts on buildings 4, 5, and 7. Cost: \$325 for labor and material	Motion: Helmeid Second: Morgan Vote: Unanimous
	ACTION	Favour Group	Initiate gutter repair work.	Due 07/16
2	Discussion	Helmeid	Pool Violations and Vandalism, a letter from Nichelle Johnson Bynum (former secretary)	
	ACTION	McMichael	Due to pool leak, track additional water bill costs for the summer months. Advise the board on amount.	
3	Discussion	Favour Group	Status of repair work for unit 2J balcony, as approved via out-of- completed 06/18/2014 board voting on 05-June. Cost: \$2684 (with possible additional \$500)	
4	Discussion	Helmeid	Status of cleaning of unit 8B, in accordance with cleaning and plumbing services approved on 11-June. Cost: \$578	completed

5	Discussion	Helmeid	Rental agreement was entered with a resident of Unit 8B on 06-June.	
6	Discussion	Helmeid	Light in front of Unit 9D was repaired by Watson and Helmeid on 10-June. Cost: \$0	
7	Decision	Favour Group	Unit 8B has water damage. Replace damaged hardwood with vinyl Cost: \$150 Contractor: Michell Carpets	Motion: McMichael Second: Morgan Vote: Unanimous, Benderson abstain
8	ACTION	Favour Group	Get Mithcell Carpets bid in writing. Initiate repair work.	Due 07/16
9	ACTION	Favour Group	Find a contractor to address the repeated vent duct clogging problems, especially unit 8B.	Due 07/16
10	ACTION	Favour Group	Contact Complete Plumbing to identify source of unit 6N low water pressure.	Due 07/16
11	ACTION	Favour Group	Acquire a bid to repair hole in enclosed balcony wall of unit 6L.	Due 07/16

III. Old Business

	Assignee	Description	Notes	Opened	Due Date	Completed
1	Favour Group	Have Hereford Construction begin demolition work on unit 2J.		04/21/14	04/25/14	06/04/14
2	Favour Group	Initiate repair work in unit 8B in accordance with approved invoice.	Initiated 04/28/2014	04/21/14	04/25/14	05/30/14
3	Favour Group	Have Hereford Construction evaluate additional cost associated with adding building 7 to vinyl repair list. If cost does not exceed \$700, have them begin repairs. If cost exceeds \$700, send a new bid to the board for approval.		04/21/14	04/28/14	
	ACTION: Favour Group	Remind Hereford Construction to repair siding.		06/25/14	07/16/14	
4	Favour Group	Solicit bid to repair gutters and downspouts on buildings 4, 5, and 7.		04/21/14	04/28/14	complete

5	Helmeid	FHA certification materials.	in work	04/21/14	05/19/14
6	McMichael	Provide rat infestation reparations.		04/21/14	04/23/14 done
7	Favour Group	Contact AC Systems to commence replacement of unit 8B with the Carrier heat pump and air handler, as included in the bid.		05/28/14	06/04/14 complete
8	Favour Group	Resolve heat pump noise adjacent to unit 9A.	action canceled; could not reproduce noise	05/28/14	06/04/14
9	McMichael	Bring Quickbooks up to date on transactions since February.		05/28/14	06/18/14

IV. Public Comment (LIMIT 5 minutes each)

Owner of Unit 6E The owner and Mr. Helmeid had a discussion after the board meeting adjournment that included:

- damage to exterior wall of enclosed balcony
- accessibility suggestions for the pool area
- front door damage

V. Executive Session (if required)

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| 1 | Special topic: Terminate contract with Favour Group on grounds as outlined in letter to Favour Group. Contract includes a 60-day changeover period, which commenced upon delivery of letter to Favour Group on June 26, 2014. | Motion: Morgan
Second: McMichael
Vote: Unanimous |
| 2 | ACTION Helmeid Notify Favour Group of contract termination. | Due 06/26 |