

The April 27, 2017 meeting of the Board of Directors was convened at 6:00 p.m. on the basement level in the Manager's office. Board members Stephanie Holmes, Sue Cobb, Nancy Adamson and Alan Hicks were present, as was management company representative Sandra Collins. No residents or owners attended. Minutes of the March 23, 2017 meeting were approved. A revision of the rules and regulations was presented, for discussion at the next meeting.

A summer solstice party is planned, tentatively for June 24, with more details to follow. The Treasurer's report was presented by Sandra, a highlight of which was transfer of an additional \$25,000 to reserve, leaving \$49,000 in checking. There is only one serious dues delinquency.

Sandra reported that the third and fourth floor lobby decks have been renovated and repainted. The locksmith is returning to cut more keys for some exterior doors. A new lock for the north entrance door is pending. Higher Ground is returning next week to repair a gutter leak at north entrance and the basement pool entry, as well as one at a fourth floor unit. There is also one fourth floor unit with a ceiling leak that is to be repaired.

Nancy proposed allowing residents to post items of community interest on the bulletin board above the enclosed one in the lobby. The consensus was that this could be tried, once some rules for its use are developed and approved, subject to removal if it is being abused.

The pool will open May 12 and the outdoor furniture will be in place by then. Sandra will determine if the pool contractor will do that. The grill will be cleaned, but the thought is that a new grill cover is not a necessary expense, since it cannot be kept in place. The installation of the railing from the main lobby pool entrance is still pending, as is a divider for the trash dumpster in order to prevent insertion of oversized objects.

There was discussion about a new address sign for the front facade of the building, to be compatible with the existing signage on the front, north and south entrances to the building. Stephanie will investigate options for this.

An attorney is being consulted relative to the appropriate wording for a notification to the owners in order to schedule a vote for approval of a change to require a minimum one year lease for rentals. There was discussion about the fact that the number of units being rented has decreased.

The lock will be changed to the storage unit room, with advance notice to all residents indicating that they must come to the office and register so that we will have accurate information as to who should be paying rent. Consideration should be given to instituting a program of annual billing to be sure that rent is being collected.

There will be no board meeting in May due to several board member conflicts. Nancy advocated consideration of purchase of some new furniture for the main lobby to replace the upholstered furniture, which is showing wear.

There being no further business, the meeting was adjourned at 7:00 p.m.