

Beaucatcher House Condominium Owners Association, Inc.

Meeting Minutes

Thursday, August 25, 2016

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Opening

The regular meeting of the Beaucatcher House Condominium Owners Association, Inc. was called to order at 6:00pm on Thursday, August 25, 2016 in the basement Manager's office by Sue Cobb.

Present

Sue Cobb, Sandra Carlton, Nancy Adamson, Alan Hicks, Ashley Willis, Joe Vinzant

Unable to Attend

Ryan Frommel

Approval of Minutes

The minutes of the previous meeting on June 23, 2016 were unanimously approved.

Treasurer's Report

July financials presented by Sandra and reviewed by Board.

Rules and Ethics

We have continued to experience petty nuisance thefts and vandalism incidents. Those where documentation and proof have been secured are being addressed with appropriate fines and assessments.

Social

Introduction of new office manager, Miranda Shelton. Her office hours are Monday, Wednesday, and Friday from 9:00am – 2:00pm.

Manager's Report

- Winter sprinkler system breakage insurance claim – Nationwide underwriter has requested additional information.
- Sprinkler system stairwell leak in August was mitigated and repairs were made.
- Residents must coordinate with Miranda access to the attic for HVAC maintenance. Moving forward access to attic will be locked.
- Condensation building up in the HVAC system, resulting in moisture coming down the return stacks and running out of the closets. Plumber was to be asked to investigate the cause and suggest a solution.

New Business

- Elevator flooring – Board is waiting on laminate hardwood estimate.
- Raised gardens – Majority of the Board struck down the idea of a community garden.
- Flag pole – Joe Vinzant to research pricing. The Board will revisit at next meeting.
- Lobby bathroom will be unlocked for social events only. Residents will still have access to bathrooms in the basement.

Old Business

- Rain Gutters - No response from Higher Ground. Sandra indicated that the letter was sent to Higher Ground requesting they honor the quote their contract was awarded on, and complete the work for the agreed upon price. The Board feels that based on their representation of pre-existing expertise in this industry, along with their familiarity with the Beaucatcher building, they had all the information necessary to quote the original work accurately.
- The Board will review in the coming months the financial feasibility of incorporating a fob system in the 2017 budget.

Agenda for Next Meeting

- August Financials
- Landscaping – removal of trees next to entry / update landscaping. Nancy stated that the best time to plant is in October.
- Trees in front of the fence need to be trimmed.
- 2017 Budget meetings to be scheduled in October.

Adjournment

Meeting was adjourned at 7:00 by Sue Cobb. The next board meeting is scheduled for 6:00pm on Thursday, September 22, 2016, in the Manager's basement office.

Minutes submitted by: Ashley Willis

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