

Cardinell View Lofts Condominiums

Board of Directors Meeting Minutes

December 5, 2016 @ 6:30 pm

Rogue Hall 1717 SW Park Ave.

BOARD MEMBERS PRESENT	Scott Trinkle - President, Andrew Ferguson, Amy Spiker – Treasurer, Kathy Kerr - Secretary, Mike Whiteford
MANAGEMENT PRESENT	Mandi Presler, TMG, Inc.
CALL TO ORDER	The meeting was called to order at 6:32 pm
APPROVAL OF MINUTES	Minutes from October 3 rd meeting were approved.
HOMEOWNER FORUM	<p>Building heat. If any units have issues with heat, they should report it to TMG. Scott reminded owners and the board that the building owns 4 space heaters that can be loaned to any unit that is experiencing low temperatures, while the heat gets adjusted. Units with sensors in them need to be careful when using space heaters, though, because it will affect the heat for the entire zone.</p> <p>Package deliveries. Most delivery services (USPS, UPS, FedEx, Amazon, etc) have their own codes for entry into the building so that they can deliver packages right to the units.</p> <p>There is a mattress in the hallway behind Unit 102 that needs to be taken away. TMG will take care of it.</p> <p>2 outdoor lights in the rear of the building are out. One is near the fire escape and the other near the dumpsters.</p>

MANAGEMENT REPORT

FINANCIAL

Delinquency Report No units are delinquent.

REPAIRS & MAINTENANCE

Carpet Cleaning Scheduled for Thursday, December 8th. TMG will e-mail owners.

Exterior Window Cleaning Missed scheduling in November. Will schedule in the spring (April) after the rainy season.

Interior Painting Amy will meet with the contractor in the next two weeks to determine the color scheme (likely to match what we already have). Painting will be scheduled in January.

Stairwell Cleaning Two bids were received. Both included additional work that we do not want done. This will be scheduled for the spring after the rainy season. Scott & Andrew will hot mop now.

South Roof Fan Ball bearing issue – work has been completed.

Interior lighting Andy & Scott will sample some LED ballast tubes on 3rd floor.

Kathy Kerr - Secretary

EXECUTIVE SESSION

HOA and Penthouse lawyer are communicating regarding the roof repair. Penthouse owner denies responsibility.

Next Meeting:

February 6, 2017. 6:30pm Rogue Hall 1717 SW Park Ave.

ADJOURNMENT

Adjourned at 7:35 pm.