

Cardinell View Lofts Condominiums

Board of Directors Meeting Minutes

October 3, 2016 @ 6:30 pm

Rogue Hall 1717 SW Park Ave.

BOARD MEMBERS PRESENT	Andrew Ferguson, Kathy Kerr - Secretary, Mike Whiteford
BOARD MEMBERS ABSENT	Scott Trinkle - President, Amy Spiker - Treasurer
MANAGEMENT PRESENT	Mandi Presler, TMG, Inc.
CALL TO ORDER	The meeting was called to order at 6:30 pm
APPROVAL OF MINUTES	Minutes from August 1 st meeting were approved.
HOMEOWNER FORUM	<p>A maintenance request to adjust the 4th floor back door will be submitted to stop it from slamming.</p> <p>Water takes a long time to warm up in some sections of the building. TMG will get quotes for circulating hot water on weekday mornings.</p> <p>TMG will schedule contractors to purge boiler and start heat this week.</p>

MANAGEMENT REPORT

FINANCIAL

Delinquency Report No units are delinquent.

2017 Budget The budget was reviewed and approved with a 1.5% increase.

- TMG will split their contracted fee (5% increase per contract) and estimated cost for hours over contractual hours into separate line items. TMG contract renews in October, 2017.
- Increase in Reserve Study line item for On-Site Reserve Study.

REPAIRS & MAINTENANCE

Carpet Cleaning Will be scheduled near the end of November. Contractors need access to the back basement door.

Exterior Window Cleaning Will be scheduled near the end of November.

Interior Painting Will be scheduled near the end of November. Color to be selected by a Board representative (Scott).

Overhang Resurfacing Completed.

Stairwell Cleaning Only one bid was received. Need at least one other. Once a bid is approved, it will be scheduled in conjunction with interior painting.

South Roof Fan Ball bearing issue – awaiting parts for repair to be completed.

FOB System Access is denied to update FOBs. TMG will place service call.

EXECUTIVE SESSION

Reviewed Penthouse construction report from Brian Hayes. Interior repairs are complete. Door in hallway has been removed. Threshold has been repaired. Light fixture has been replaced. Gazebo and other items on roof have been removed.

Roof membrane has been only temporarily patched where gazebo was because it was discovered that the membrane has been compromised causing water damage over the entire north roof. Roof needs repair which will require removal of deck and glass railings.

HOA lawyer has been informed and discussions are underway to determine costs and responsibilities for roof repair.

Next Meeting:

December 5, 2016. 6:30pm Rogue Hall 1717 SW Park Ave.

ADJOURNMENT

Adjourned at 8:05 pm.