

2/19/2020 Holborn Condo Village association meeting minutes

Meeting started at 6:05 pm

Attendees: 27; Proxy: 23

Attendees:

Tanya Dittmer 2802	Kristi Braswell 2956	Merrick Davis 2937
Keanna Neal 2804	Jacqueline & Matthew Cobbert 2958	Erin Bowles 2880
Beth Hennes 2824	Soleil Chang 2960	Caitlin Crane 2882
Kendra Shillinglaw 2833	David Paquette 2968	Amanda Boman & Jackie Mulhern 2911
Lindsay Snyder 2841	Rakshaben Patel 2973	Sara Hultman 2935
Jonathan & Jane Stowell 2859	John Rogers 2987	Andrew Acker & Lisa Bachenbach 2941
Jason Kelsky 2860	Will Bakker 2991	Kimberly & Michael Reeser 2950
Susan Schwaegerl 2871	Bruce Nissly 2993	
Diane Bergen, James Halverson 2874	Nathan Roberts 2997	
Chris Hutton 2831	Pat Hawker 2999	

Quorum reached.

Reviewed minutes from last year

- Went over current board members
- Discussed management change from Caribou to Bruner Realty & Management.
- Motion was made to waive the full reading of the meeting minutes. Motion approved. Copies of the 2019 meeting minutes are made available by Bruner Realty & Management.

OLD Business:

- Went over completed project list
 - Repaired gazebo
 - Spraying of carpenter ants
 - Repaired the erosion along Burke Road
 - Repaved the inner south circle.
 - Installed swales at both inner circles to prevent water pooling in garages
 - Pressure washed the North side of all buildings
 - Repaired the roofs and inner damages caused by ice dams and leaking
 - Majority of trees were trimmed

New Business:

- Went over the to-do list and voted on what should be completed in 2020
 - Sidewalk repair, replacement, filling, grinding.
 - Approved: 30 yes votes
 - John Rogers -2987 wants to bid the concrete repair. He will also help clean up snow with the bobcat.
 - Asphalt repair on Burke Road entrance/exit and Camden Road exit
 - Not Approved
 - Railings (choose if side railings are removed or repaired)
 - Approved: 27 yes votes
 - Fall clean-up for Owners to include a rented dumpster

- Not Approved
 - Repair Siding at 2860 and all other units that have missing siding, exposed wood, soffits, fascia, etc. Property will be inspected by a contractor to determine areas in need
 - Approved: 32 yes votes.
 - Hedge/Bushes – In-depth trimming and removal of dead bushes. Will discuss with lawn care company if included in the contract.
 - Approved: 29 yes votes.
 - Large Item Removal
 - Schedule provide to owners on dates large items can be collected by the city. Must place large items at curb on City View Drive no earlier than 24 hours from scheduled pick-up
 - Outside lights replacement to be done in 2021.
- Voted on Condo Fee Increase and 2020 Budget.
 - Based on the current and future projects the Board proposed a \$25.00-\$30.00 condo fee increase. **The Association, either by Proxy or in attendance, approved a \$25.00 per unit per month condo fee increase to begin 6/1/2020. 2020 Budget was accepted.** If a unit is set up on Auto-Withdrawal through Bruner Realty, then the new amount will be adjusted automatically. All other forms of payment will need to be adjust for the new rate, by the Owner, on 6/1/2020 until a new budget is implemented. Balance sheet as of 12/31/2019 showed a total of \$104,585.95 on account. The condo fee increase will be used to build the Reserve account for Capital Expenditures and other major expenses.

Other business:

- Find out from Advance Disposal how to get smaller bins if the owners want.
- Look into the drainage issue at the units by the park causing people to park in a way to block driveways.
- If any of the projects end up having a higher than expected cost, send out a survey for owners to vote on.
- Look into having a survey mid-way through the year to determine any additional projects.
- The parking rule is intended for overnight parking. There are only 59 additional parking stalls.
- Owners would like to have the estimated cost of projects for the next meeting to better know what they are voting on.
- Fill hole behind 2860.
- Exterior lights turn off sporadically. Electrician to assess the issue.

Election of directors:

1 director roles off every year if there are nominations/volunteers. Tanya Dittmer resigned from the Board.

Discussed Board Member Duties

Board member duties: works closely with management company to make decisions with projects and review financials.

Nominations:

One person, Will Bakker, expressed interest to run for the vacant board position. No other Owners expressed interest. Will Bakker was appointed to the vacant Board position effective 2/20/2020. Initially had 3 people nominate themselves.

One new director:

Will Bakker Unit 2991 –owner since July 1, 2019.

Meeting adjourned at 8:15 pm