

No 25 Downing Condominium Association Inc.

Board of Directors Meeting Minutes

February 4, 2019

Call to Order

The meeting was called to order at 5:30 p.m. in the Loggia. Board members in attendance were Kathleen Duggan, Carol Rathe, Kristina Hillsheimer, Pierre Olney, and Ted Stolberg.

Open Forum

There were no homeowners present for Open Forum.

Guests

There were no guests.

Director's Update

Financials for the month of December, 2018 were reviewed. Nancy is to move some of the HVAC expenses to reserve; Gregg will instruct Nancy on which items to reclassify, and Gregg will transfer cash to reimburse the operating fund for the items. Gregg will ask Jackie from RBC to attend the next Board meeting to meet the new board members and review the investment portfolio.

There were no delinquencies to review.

The minutes of the October 22, 2018 meeting were unanimously approved.

The Director's report was reviewed.

Ratification of E-Mail Decisions

The Board ratified the e-mail decisions:

- Accepting the resignation of Ron Marshall from the board.
- Installation of security cameras in the north and south parking lots.
- Approving Gregg's compensation package.

Old Business

- Electric Vehicle Charging Station.

- Decision: Since the submission date for the grant has passed, this item has been tabled until a future meeting.
- Action: Gregg will ask Ian from ChargePoint to attend the next board meeting.
- Pella Warranty Project.
 - Pierre raised concerns about the cost and effectiveness of a lawsuit with Pella. Gregg is investigating Renewal by Anderson as a comparative option for window replacement.
 - Action: Gregg will contact Nate from Reflections Windows for estimate of costs of windows and installation.
- Elevator Contract.
 - Otis has not responded to the letter sent by Winzenburg. Bri from Winzenburg feels that the contract has been terminated and that the Association may go forward with a new contract with Marshden.
 - Decision: The Board approved the contract pending resolution of the issues brought up by Bri.
 - Action: Gregg will forward the red-lined contract from Bri to the Board.

New Business

- Election of Officers.
 - Carol Rathe, President; Pierre Olney, Vice President; Ted Stolberg, Treasurer; Kristina Hillsheimer, Secretary; Kathleen Duggan, Committees.
- Building issues.
 - There are problems with flies in the Building 1 Penthouses; Orkin to spray outside and ropes will be sealed to try to eliminate the flies and close their points of entry.
 - There is a banging noise in PH2-B. Jacques from Tighten Plumbing will need to cut through the wall to diagnose.
 - The exhaust fans are being calibrated in an attempt to eliminate air sounds.
 - 1-1102 has complained of a plumbing problem but has instructed Gregg not to pursue a solution.

Check Signing

The Board signed checks.

Adjournment

With no further business to discuss, the meeting was adjourned at 7:30 p.m.