

# **No 25 Downing Condominium Association Inc.**

## **Board of Directors Meeting Minutes**

**February 15, 2022**

**This meeting was conducted via Zoom (video conferencing)**

**This meeting is for informational purposes only and no board actions were taken.**

### **Call to order**

Quorum was established and the meeting was called to order by Pierre at 6:04pm. The Board members in attendance were Kathleen Duggan, Buck Steed, Pierre Olney, and Richard Berkman. Russ Vicedo, elevator consultant, Kathy Andersen, Minute Taker and approximately eighteen (18) homeowners also attended.

Attendees were informed that Kathleen Duggan will be managing the chat room so feel free to ask questions there.

### **Meeting Purpose**

Pierre opened the meeting by thanking everyone for their attendance and acknowledging that the purpose of the meeting is to discuss proposed changes to the elevator modernization schedule. Additionally Pierre expressed appreciation to everyone for their prompt assessment payments which allow the elevator project to get started.

### **Elevator Modernization Schedule** - Buck Steed

Buck noted the meeting would include an informal poll of owner views about the proposed schedule change and that no votes would be taken. He explained that starting the Building One elevator project in July as originally planned would be problematic due to physical challenges faced by some residents on the upper floors. The proposed change would reverse the order of the modernizations so Building Two would be first and Building One second. This change would allow for elevator parts from Building One to put in storage in case needed to replace failed parts in Building Two pre-construction. This would also allow for the back-up generator to be installed in Building One one month earlier. The Board is recommending the proposed change be adopted. We recognize this project will be very inconvenient no matter when it is done but believe the proposed new schedule will be the least intrusive option for all residents. A comparison of the original and proposed new schedules was screen shared. No questions or concerns were expressed by attendees.

Linda Houser commented that it is important to support each other during this time for those that cannot climb the stairs. Richard stated that the board is in the process of researching options to help with some resources and will provide information once it is determined.

Security – A question was raised regarding possible security issues during construction when there will be fewer residents in the building to monitor intruders and potential criminal activity. Buck stated a number of security improvements, including cameras in the garage, should be in place before the elevator work begins.

Unit Access – It will be the responsibility of the individual unit owners as to who has access to their units for cleaning and housekeeping during elevator shut down.

Buck indicated the Board would consider all comments received tonight about the schedule change and announce a final decision within a week.

### **Adjournment**

With no further business to discuss, the meeting was adjourned at 6:33p.m. MST