

The Ashbury Condominiums
www.ashburycondos.com

Ashbury Board Meeting
Thursday, January 21st, 2021 at 6:00 pm
via Video Conference Call

Call to Order: The meeting was called to order at 6:05pm

Present:

Board Members: Diane Calvert, President (209); Katie Osterhaus, Treasurer (207);
Denise Su, Secretary (204)

Association Manager: Robert Skrbin, Emerald Management & Consulting

Approval of Previous Meeting Minutes: Approved

- October 22nd, 2020

Treasurers Report:

November 2020 Financial Statement

- Operating Funds \$47,545.54
- Reserve Funds \$273,658.04
- Total Funds \$321,203.58

October 2020 Financial Statement

- Operating Funds \$45,157.15
- Reserve Funds \$268,801.66
- Total Funds \$313,958.81

Reserve Activity

- November - No reserve activity
- October - No reserve activity

Consent Agenda: Approved

- 12/21/2020 - Auditors identified association accounts with balances that exceed FDIC federal insurance. The Board approved suggested direction to place \$175,000 reserve funds in 6-month CDARS, which are separately insured.
- 11/12/2020 - Records Retention Resolution Approved via AWOM (approval without meeting).

Old Business:

Emerald Management & Consulting Action Items List

No recent Action Items List was sent out to the Board by EMC.

Lobby Décor Committee Recommendations

In process: SnoKing will remove fountain, but will coordinate timing of this destruction with painters to minimize the unsightly portion of construction work. First need at least three bids for painting common area interior walls, baseboards, wainscoting, ceiling, and other woodwork, but not the doors. Robert suggested Justin at Black Pearl Painters to work with the colors selected by the committee. Diane and/or Katie can meet with vendor.

Water Meter Issues

For unit 309 and 310. Tabled to next meeting.

Fire Panel Proposals

Robert will follow up on the two additional RFP (request for proposals). Fire Safety Pros are current vendor. The Board can make final decision via AWOM or include this in next meeting's agenda.

Elevator Phone Issues

Currently working on getting the issue resolved with TK.

Building Envelope Inspection Proposals

Three qualified vendors (Evolution Architecture, Jeff Samdal & Associates, and Solner Group Architects) gave proposals to perform external envelope inspection to identify issues, with costs starting around \$4-5k. Robert has worked with Jeff Samdal in the past. Jeff Samdal has proposed to start with the lower costing visual inspection, then any needs for further invasive building inspection (where they have to pull out the siding and such) are done separately. Will review details of proposals in next Board Meeting.

SWW Fence Proposal

SWW will be asked to provide a power point presentation for the Board and homeowners regarding their request to install a security fence and the total costs involved.

New Business:

Water Leak in Unit 310 - Proposals

Of the three proposals, the Board approved to use SnoKing. They have familiarity with the building, a reasonable price, good quality work, and already started the mitigation process. Nicole Lemons is handling this special project.

Signs "Private Property – Residents and Guests Only"

Diane is working with Studio 3 Signs on size and pricing at this time.

Security Camera Monitor Issues

Bulger Safe & Lock has been notified of this issue.

Keys for the Association during Power Outages

Bulger Safe & Lock has been notified of the request.

LED Light Replacement by CondoCare

New fixtures have been ordered. We are trying to figure out what has caused these fixtures to fail prematurely. Diane to contact Pacific Lamp Supply vendor for the fixtures.

Next Meeting:

Ashbury Board Meeting

Wednesday, March 31st, 2021 at 6:00pm via conference call. Details to be emailed approximately two weeks prior to meeting date.

Meeting Adjourned: 8:18pm