

**The Ashbury Condominium**  
**www.ashburycondos.com**

**Ashbury Board Meeting**  
**Wednesday, February 6th, 2019, at 6:30 pm**  
**Unit #209**

**Call to Order**

The meeting was called to order at 6:31 pm in Unit #209.

**Present**

**Board Members:** Sheila McLaren, 101 (President); Diane Calvert, 209 (Treasurer);  
Denise Su, 204 (Secretary)

**Homeowners:**  
210, 310, 405

**Absent**

Cindy Smith, (Association Manager, Copeland Group LLC)

**Approval of Previous Meeting Minutes (10-30-18 and 11-27-18)**

-- Minutes approved.

**Homeowner Questions/Concerns**

The board is prepared for snow/ice predicted in weather reports with shovels and bags of deicer. Several homeowners have offered to help out alongside board members in the mornings of snowy and icy days. Exterior window washing was done in Fall 2018 by Squeegee Clean, but windows already look dirty again. In preparation for the upcoming fire alarm testing on February 13th, make sure units with pets put a sign on door to warn inspectors to not let them out.

**Treasurers Report (from December 31st 2018 financial statements)**

Operating	\$23,061.99
Reserve	\$318,338.96
Total	\$341,400.95

**Old Business:**

**Update on Declaration work**

Board is working on a draft with Theresa and aim to have an update at the Annual Meeting.

**Bulger Update**

Bulger installed full length astragal in garage stairwell and checked locks. Approve Bulger proposal to add cameras, including wide angle cameras in garage and front door for better visibility and clarity.

**New Business**

**Update on exterior building work**

Met with Soltner Group Architects this morning. Decks are scheduled later this month to be evaluated to determine extent of repairs. Temporary repair work needs to be done on specific decks immediately to stop leaks. Permanent unit deck and roof repairs will be scheduled later this summer.

**Review and approve Northwest Center Building Services (Argus) work scope and contract.**

Statement of work with Argus was reviewed, and corrections were made.

**Review 2019 Maintenance/Reserve Projections**

Reviewed reserve fund maintenance recommendations and discussed timing to implement and compared it with the annual maintenance schedule.

**Evaluation of Rooftop Plantings**

This must wait until after roof repairs are completed by Roofing Specialists. Clausen removed dead plants and replanted some areas of our general landscaping.

**Review Letter Template for Account Charges**

Letters for warnings and fines were marked up on paper for homeowner violations.

**Communicate with Neighboring Businesses**

Due to recent arsons, it is even more important to keep garbage areas clean and uncluttered. We have communicated with and shared our phone numbers to neighbors so we can work together. Argus has been cleaning both sides of the alleyway. A neighboring business claims our residents have been using their bins for garbage. In response to their claims that homeowners are using their bins and in order to take action, we need them to call us immediately and suggested taking photos as we need proof. A neighboring business often parks vehicles in alleyway, illegally blocking the public thoroughfare.

**Set Date for Annual Meeting**

Wednesday, May 22nd, 2019 at 7pm at SABArchitects, located at 2 Nickerson Street, Suite 200.

**Next Meeting**

Wednesday, April 17th, 2019 at 6:30pm in Unit #209

**Meeting Adjourned:** 7:42pm