

**The Ashbury Condominiums**  
**www.ashburycondos.com**

**Ashbury Board Meeting**  
**Wednesday, April 1st, 2020 at 6:30 pm**  
**via GoToMeeting Conference Call**

**Call to Order:** The meeting was called to order at 6:37pm

**Present:**

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

**Association Manager:** Jean Norberg, Emerald-MC

**Approval of Previous Meeting Minutes:**

January 15th, 2020 -- Minutes approved.

**Treasurers Report: (from February 29th, 2020 financial statement)**

Operating Funds	\$26,405.29
Reserve Funds	\$255,728.04
Total Funds	\$282,133.33

**Consent Agenda:** Approved

- 2/27/20 Ashbury By Laws signed by Diane and Denise – electronic copy sent to EMC
- 2/27/20 signed Amended and Restated Declaration – forwarded to attorney to record
- 2/28/20 approval for Davis Door to install electronic sensor for \$1,078.00 + tax
- 2/28/20 approved Sno-King proposal for repairs to Unit 403 for \$3,263.14
- 3/03/20 Approval of Unit #101 for bathroom renovation portion of construction request only
- 3/10/20 Final approval for Unit 402 to install vinyl surface flooring
- 3/11/20 approved Fire Safety Pros proposal to replace outdated Fire Extinguishers for \$603.90
- 3/12/20 decision to engage/sign fee agreement with Ken Strauss
- 3/12/20 decision to decline to Lee White's most recent easement plan
- 3/13/20 Bulgar to repair alley access stairwell door post break in
- 3/25/20 Bulger to install deadbolt on 1st floor electrical room - proposal signed

**Old Business:**

**Window Cleaning**

Scheduled for 5/7 and 5/8 by SkyHi Window Cleaning Inc.

**Homeowner Survey for Lobby Fountain**

Katie will compose a draft. Multiple choice questions for homeowners to give feedback via SurveyMonkey due May 15th, 2020.

**High Risk Plumbing Components Letter**

Water heater replacement resolution approved for self-inspection of high-risk items. Water heater survey that will help monitor the age and warranty of water heaters due June 1st, 2020.

**Proof of Insurance Letter**

Homeowners are required to provide a certificate of insurance for their individual insurance policy. Proof of insurance letter due April 30th, 2020. Deductible increased to \$10k. Policy renewed and into effect May 1st, 2020.

**2021 Reserve Study**

Three bids received. We will review and discuss at next meeting.

**Argus Contract**

We want a proactive checklist or regular documentation of exactly what was done and when. Wendy is swamped to get cleaning products out to everyone (COVID-19).

**Fire Safety Pros**

Fire Safety Pros recommended that re-inspection of four remaining units be postponed until after the order is lifted. Proposed replacement of panel is \$6500, Jean will get a cost comparison bid.

**Unit #101 Fence**

Fence install request is approved. Homeowner is responsible for cost, upkeep, and repairs. Homeowner must submit and get approval of the fence design.

**New Business:**

**Rooftop Deck Furniture**

Dispose of current deteriorated cushions. Board will shop around and find a replacement of similar design, via operating budget.

**Next Meeting:**

**Ashbury Board Meeting**

Wednesday, May 13th, 2020, 6:30pm, via Conference Call

**Ashbury Annual Meeting**

Proposed: Summer 2020

**Meeting Adjourned:** 8:00pm