

The Ashbury Condominiums
www.ashburycondos.com

Ashbury Board Meeting
Wednesday, May 13th, 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, President (209); Katie Osterhaus, Treasurer (207); Denise Su, Secretary (204)

Association Manager: Jean Norberg, Emerald Management & Consulting

Homeowners: Leah Vu (101), Angela Richard (105), Melanie Kermin (202), Akiko Netto (208), Billy Krause (307), Gary Liu (308), Laura Taylor (310), Gabe Storm (401), Larry & Lori Johnson (405)

Approval of Previous Meeting Minutes:

April 1st 2020 -- Approved.

Treasurers Report: (from March 2020 financial statement)

Operating Funds \$22,950.90

Reserve Funds \$265,203.01

Total Funds \$288,153.91

Reserve Transfers/Invoices Paid:

- \$1,469.60 Daryl Blankenship
- \$23.75 Emerald Management & Consulting
- \$1,493.35 Total

Consent Agenda: All approved.

- 4/16/20 – approval for ProGreen to install compost and investigate irrigation issues - \$825.75
- 4/21/20 – approval to reimburse Katie O. for the purchase of seat cushions for the rooftop deck - \$346.66
- 4/21/20 – approval for Bulger to install latch guard plate on the 1st floor electrical room door - \$250 + tax
- 5/6/20 – approval for ProGreen for irrigation repairs to roof sprinkler system - \$412.88; and front entrance – \$964.04

Old Business:

Owner Survey for Lobby Decor

SurveyMonkey resulted in 23 responses. 60% voted to remove the fountain and replace it with another type of décor (art, plant, furniture). 60% voted to replace the two current pieces of hanging lobby art. Jean will research cost to remove

fountain and repair the drywall. Jean will draft a charter committee with clear roles and parameters. 20% of homeowners have volunteered to be on this proposed "lobby design committee," which may also help decide on the next interior paint color.

Proof of Association Insurance Coverage

Letter sent to homeowners 4/10. Reminder sent 5/6. 28 received, still need 7.

2021 Reserve Study

Bids received from Association Reserves and Cedcore. The board voted and approved to work with Association Reserves. Diane will sign documents.

Argus Contract

Still awaiting a proactive checklist and regular documentation of exactly what was done and when from Wendy.

Fire Safety Pros Re-inspection of Four Units

Fire Safety Pros recommended that re-inspection of four remaining units be postponed until after the order is lifted. Need to make sure these residents are comfortable with technician entering their unit.

Unit #101 Patio Fence Install Request

Approved. Owner responsible for cost, upkeep, and repairs. Design needs to be first approved by the board. Install date depends on the governor's orders.

6/10 Dravus Street

Easement proposed by developer is not in the association's best interest. The Board clearly listed what we needed, and the developer has not addressed these requests.

Water Meter Repairs

Seven meters appear to be malfunctioning after transmitter replacement. After order is lifted, these will be inspected and repaired/replaced. Make sure residents are comfortable with technician entering their unit. Must be done in one day, otherwise we will be charged for an additional service fee/day.

New Business:

Alleyway Hose Bib

Jean and Diane to research possibility of switching current hose bibb to key hose bibb. Jean will draft a resolution to restrict usage to the Association only.

Insurance Policy Renewal

Approved

Annual Meeting

Meeting is virtual. Votes tallied by mail, email, or in conference call (which will prevent a secret ballot), and we can accept proxies this way also. Secretary position is open, nomination forms to be sent out in early June. Meeting packet sent out later June. EMC is not set up for an electronic voting service, but maybe we can set it up for the Budget Ratification Meeting this fall.

Next Meeting:

Annual Homeowners Meeting

Wednesday, July 15th, 2020, 6:30pm, via Conference Call

Meeting Adjourned: 8:21pm