

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

**Homeowners Meeting**  
**Tuesday, July 31st, 2018 at 6:30pm**  
**Unit #209**

***Call to Order***

The meeting was called to order at 6:30pm in Unit #209.

***Present***

**Board Members:**

Sheila McLaren, 101 (President)

Diane Calvert, 209 (Treasurer)

Denise Su, 204 (Secretary)

Cindy Smith (Association Manager, Copeland Group LLC)

**Homeowners:**

310

***Approval of Previous Meeting Minutes (3-1-18)***

-- Minutes approved

***Approval of Annual Meeting Minutes, as to form and content (5-7-18)***

-- Minutes approved

***Homeowner Questions/Concerns***

In the common areas, especially on the 1st floor and the elevator, there is a strong offending smell coming from the upgraded hospital-grade cleaning supplies used by the janitorial staff. The odor is slowly dissipating now. Janitorial staff had used certain chemicals for eliminating pet urine in this case. The board will alert janitorial staff to lighten things up, since there is often poor ventilation in the hallways and elevator. It has been noted that the Ashbury's Condo for Sale sign along the curb is getting a bit worn. A community potluck social is planned on the rooftop on August 23rd, 2018 at 6:30pm for all residents of the Ashbury, similar to one held last year.

***Treasurers Report (from January 2018 financial statements)***

Operating	\$6,173.76
Reserve	\$311,292.33
Total	\$324,775.62

***Association Management Report***

Items include: MacDonald-Miller will do maintenance on the HVAC in August. Carpet Solutions Carpet Care professionally cleans carpet 2x a year, usually in May and October, with free spot cleans. Annual earthquake inspection is scheduled for this week. Moulding throughout the common areas will be touched up with thorough paint job by Argus (the board prefers

corner-to-corner painting over spot-painting). The removal and proper dumping of the mattress left in the garbage bin area is billed to the homeowner responsible. It has been recommended that Wendy of Argus provide the maintenance staff and janitorial staff a checkless specific to the Ashbury Condominiums, to ensure thorough and complete work.

### ***Old Business***

#### **Discuss next step regarding Declaration amendment**

The Annual Meeting with Attorney Theresa M. Torgesen provided insight as to what points homeowners were most concerned about. The topics of reaching a quorum by requiring greater homeowner participation and by allowing homeowners to vote by email most seemed favorable. The board seeks more feedback from homeowners live offsite and/or were not present at the meeting for further feedback.

#### **Update on landscaping irrigation matters**

All the irrigation systems are up and running except for the underground line that services a specific area and pot in front. As discussed, we should have this line addressed at the same time the work is done on the exterior due to the extensive demolition of the planting bed (and maybe concrete) that will need to be done. This line has currently been shut down. It is preferred to run a new line, then to try to fix the current line. The trees planted on our rooftop are under a lot of intense heat during the summertime. These trees are meant to be on the ground, and because they are at such a high elevation and exposure, they are dying quicker. It has been suggested that we use different more appropriate plants, such as succulents. The board will look into the reserve study for replacing landscaping.

### ***New Business***

#### **Fines for not breaking down recycling boxes.**

There are currently no fines in place. It has been an irritation for residents, and the board is responding to homeowner complaints. Fines will be charged to homeowners account. The Ashbury needs to amend the House Rules to reflect the fines, perhaps in increasing amounts per offense.

#### **Security signage.**

Several photos of example tasteful signage from other condominiums were shared and submitted to Cindy Smith. The board proposed to post these signs at every entrance of the building.

#### **Removal and installation of new slate exterior.**

We will be receiving two different proposals for upgrading the exterior slate at the front entryway of the building. The architecture company located on the ground floor of our building will be interested in the discussion of the color selection.

#### **Investigate and repair garage leak.**

Fischer Plumbing came out to investigate garage leak. Four parking spaces around the leak need to be empty during the daytime during the repair process. Units that are located in the chase/stack above the leak will need entry. Although there is no start date

set yet, Fischer Plumbing will give plenty of advance notice prior to the start of this project to those residents affected.

**Fobs and garage clickers replacement.**

New fobs and garage clickers will be distributed August 4th and 6<sup>th</sup>. Bulger will delete old fobs and garage clickers on August 15th, 2018. Any additional requests for fobs and garage clickers going forward will be \$25 and \$50, respectively.

**Proposal to fence off the alcove outside the garage door.**

Cindy Smith is getting a bid from Town & Country Fence.

**Next Meeting**

Wednesday, September, 26th, 2018, at 6:30pm in Unit #209.

*Meeting adjourned*

7:37 pm