

The Ashbury Condominium
www.ashburycondos.com

Homeowners Meeting
Wednesday, September 26th, 2018 at 6:30 pm
Unit #209

Call to Order

The meeting was called to order at 6:30 pm 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:

401

Approval of Previous Meeting Minutes (7-31-18)

-- Minutes approved.

Homeowner Questions/Concerns

Suggestion by homeowner to increase building security further. This includes adding key fob access to additional building entry points such as the elevator and restricting access to the mailroom.

Treasurers Report (from August 2018 financial statements)

Operating	\$23,909.58
Reserve	\$309,971.40
Total	\$333,880.98

Association Management Report

Items include: Approved Miracle Vent Cleaning to clean dryer vents and moving ahead on this. Confirmed expenses for new address signage on front entry window. Painting of common area baseboards will wait until after new building lighting is installed.

Housekeeping does not have a working backpack vacuum, so the stairwells and elevators have not been done lately. Cindy will write Argus to request a copy of their checklist.

We all need to go over their scope of work that is done at the Ashbury.

Old Business:

Confirm topics to be updated in our Rules and Regulations.

Not breaking down boxes for recycling, spilling oil/hazardous materials in garage, and improperly storing bikes in parking spots will first result in a warning, but any additional violations will result with increasing fines per offense, charged to the homeowners account. Bicycles need to be hung on an approved fixture in the garage. If such a bike rack fixture is needed, homeowners must coordinate with the Association Manager to have one installed. Landlords need to educate their tenants about these Rules and Regulations upon move-in. Landlords must send a copy of the lease to management prior to tenant move-in date. Landlords need to include a signed lease addendum that states that tenants were provided and educated on our House Rules, building security and safety measures.

Approved funding for declaration work.

Bid from consulting firm to examine and replace exterior siding .

Decided to work with Soltner Group Architects because we have worked with them in the past and are happy with their work. Soltner also provided the lowest bid and are familiar with our building. This work will include all slate work as well as the entry area of the commercial space.

Update on garage leak investigation.

Carpet was opened up and a leak was found between the first floor and the garage in the plumbing wall/chase by Fischer Plumbing. This opening will be a hatch for future repair access.

New Business

Acknowledge receipt of the 2019 Reserve Study update.

After contract with this reserve study company expires, plan move on to a new and better company that has more competitive rates and services. Cindy will provide recommendations.

Review and approve expense for re-lamp program with the city.

Update all interior and exterior property lights to LED, so all lights are matching and up to our standards. Hallways and stairs to a softer/warmer light. Garage lights to be brighter and less yellow hue. Suggestion to update to new fixtures and sconces in building hallways and stairwells as they are somewhat dated. Despite the out-of-pocket expenses, there are some estimated long term savings for switching to LED, and it will provide an updated look overall.

Discuss conflict between rental residents

Tenants must communicate with their landlord with issues with their residence. It is the landlord's responsibility to keep in contact and deal with their tenants. The landlord can contact the board, if necessary. The HOA does not communicate with tenants directly, as it is not the role of the board to handle renters.

Next Meeting

Tuesday, October 30th at 630pm. Board Only Budget Meeting Review

Meeting Adjourned: 8:07pm