

The Ashbury Condominiums
www.ashburycondos.com

Ashbury Budget + Board Meeting
Wednesday, October 2nd 2019, at 6:30 pm
Unit #207

Call to Order: The meeting was called to order at 5:39pm in Unit #207.

Present:

Board Members: Diane Calvert, 209 (President); Katie Osterhaus, 207 (Treasurer); Denise Su, 204 (Secretary); Jackie Cleveland (Senior Association Manager, EMC)

Approval of Previous Meeting Minutes: (August 21st, 2019)

Minutes approved.

Financial Report:

Review of Draft of 2020 Operating Budget

The board reviewed operating budget and discussed options.

Old Business:

Landscaping

Current landscaper (Clausen) is not doing their job completely, as plants are dying and the rooftop vegetation is not being maintained. Will seek a new company.

Reserve Study

Reserve Consultants, LLC have updated the reserve study with our edits. Items such as the roof replacement, plaza upgrade, and HVAC replacement were not included previously, and they have now been added to the reserve study.

Garage door maintenance

We need a confirmed date for the brake install and regularly scheduled garage maintenance by Davis Door. Jackie will inquire about this.

Tabled remainder of old business until next meeting

New Business:

Water Meters – Water Billing

We will go ahead, as current meters are "very archaic," and the work needed is much overdue. Invoice has been paid. Consult with Theresa for next steps.

Engagement Letter for 2018 Audit

Engagement letter from Stanford, Munko & Co had been signed by Sheila and returned to Cindy Smith of Copeland Group last year on November 13th, 2018. Jackie will follow up with Stanford to ask if it was received and see where the

audit stands.

Budget Ratification Meeting Preparation

The board seeks a management company transitional audit. Jackie will seek quotes.

Next Meeting:

Budget Ratification Meeting

Wednesday, November 6th, 2019 at 7:00pm in the Ashbury Lobby.

Meeting Adjourned: 7:45pm