

**DRAFT**  
**The Ashbury Condominiums**  
**HOA Meeting**  
**Tuesday, 10/12/2023, 6:30 PM via Zoom**

1- Call to Order: 6:32 P.M.

Present- President, M. Kerwin, Treasurer, R. O'donell, Secretary, A. Pometta, D. Calvert, G. Meyners, N. Mah

2- Consent agenda approved.

3- Minutes from 2/28/23 meeting motion to approve by A. Pometta, seconded by R. O'donell. Minutes approved.

4- President Report-

A) Window cleaning complete.

B) Concrete sealing will start on 9/13/2023.

C) Lobby Tile washing complete.

D) Roof furniture will be stored and covered as necessary going into the winter months.

E) Trellis replacement is complete from the reserve study expense.

5- Treasurer Report delivered. Reserve and operating budget has \$454,624.93.

6- Old Business-

A) Plumbing evaluation. Report not ready, will be followed up when report is available from vendor.

B) Sump pump- Repair approved. Bob Oates for \$15,154.07.

Repair to the sump pump is necessary. There will be a process where a holding bin will be dug, sump pump walls will be waterproofed/repared, temporary holding bin will be re-filled in.

Impact will be construction noise during the process and the loss of 3 parking spaces during construction work. Parking space owners will be notified as will residents.

C) EV Charging- A vendor will be contracted to evaluate the Ashbury's options for costs/implementation/cost absorption of EV charging station possibilities.

D) Elevator evaluation- There is a \$4,000.00 +/- estimate to have a vendor evaluate our elevator status. Dover elevator is no longer made. Companies are stopping elevator maintenance contracts with older elevators. To replace an elevator it takes 12+ months. The Board will evaluate the proposal and make recommendations once the evaluation has been completed.

7- New Business-

A) The Board approved moving forward with a compost bin lock to discourage unapproved use of the bin. It will be a key provided by the waste management company that they have. Each unit will get one key. Updates will follow as implementation progresses.

B) Plumbing evaluation- Report not ready yet.

C) Carpet replacement will be considered as a reserve study item in 2024.

D) A Budget meeting was scheduled for 10/24 with the Board and 3Stripe.

8- Owner forum- No business was brought up.

Meeting adjourned at 6:57 PM, Tuesday, 9/12/2023.

Respectfully submitted,  
Alan Pometta  
Ashbury Secretary