



ASHBURY
CONDOMINIUMS

**Homeowners
Meeting Minutes**
Year: 2015

FINAL
The Ashbury Condominium
Homeowners Meeting
February 12th, 2015

The meeting was called to order at 7:00pm in Unit #209.

Present

Board Members

Sheila McLaren, 101 (President), Diane Calvert, 209 (Treasurer), Denise Su, 204 (Secretary), Don Carden (Association Manager, Copeland Group LLC)

Home Owners

None

Approval of Previous Meeting Minutes (9-15-14)

— Minutes approved

Homeowner questions/concerns

- Reminder to break down and compact boxes in recycling so the bin does not overflow.
- Composting should be done by each unit, as food waste is prohibited from the garbage.
- Personal items in condo common areas, including near storage lockers, need to be cleared.

Treasurers Report (from January 2015 financial statements)

Checking	\$18,701.57
Savings	\$252,180.26
Total	\$261,372.52

New Business

2015 Building Security Priorities

1. Stairwell door leading to garage:
Add double sided door lock. Add fob reader to stair side of door leading to garage
2. Motion sensor light outside garage door.
3. Reevaluate camera and video recording upgrades in 2016.

Rooftop Deck Furniture

New cushions.

Agenda and Date for Annual Homeowners Meeting in April

— Up for re-election: Sheila McLaren (President)

Next meeting

Annual Homeowners Meeting, in the Fine Building, on Monday, April 20th, at 6:30pm - 8:00pm.

Meeting adjourned

7:46 pm

**The Ashbury Condominium
Annual Homeowners Meeting
April 20, 2015**

The meeting was called to order at 7:00pm at the Fine Building.

Present

Board Members

Sheila McLaren, 101 (President), Diane Calvert, 209 (Treasurer), Denise Su, 204 (Secretary), Don Carden (Association Manager, Copeland Group LLC)

Home Owners

201, 206, 208, 304, 401, 408

Home Owners by Proxy

404, 406

Approval of Previous Years Minutes

Motioned by Sheila McLaren and seconded by Diane Calvert. Motion is passed.

Treasurers Report

Operating:	\$ 11,665.99
Reserve:	\$ 259,149.89
Total:	\$ 270,815.88

Election of One Director

Sheila McLaren's term on the board has expired. No other homeowners volunteered to take her place. She will continue to stay on the board as President.

IRS Resolution

Motioned by Sheila McLaren and seconded by Gabe Storm. Motion is passed.

New and Old Business

Safety and Security

Updated homeowners on crime and other problems. Decided to strengthen and increase building security and safety investments. Provided reminders on how to mobilize against suspicious activity and keep building safe through prevention. Posted contact information in the mail room.

Common Areas and Parking Space Usage

This is a reminder to keep these areas clear. Parking spaces and common areas at the Ashbury cannot be used for storage, also nothing can be put on top of the storage bins. Items that are left will be noted and removed. It was requested that storage areas that are

in dimly lit areas need brighter lighting. Copeland Group will install new LED lighting in those areas.

Rooftop Deck

The deck is to be shared. In preparation for summertime, we recently purchased new cushions and sunbrella. Please clean deck, furniture, and BBQ after use.

Dog Owners and the Building

Dog owners must clean up after their dogs if they leave a mess. There is significant wear and tear on the building resulting from dogs and their leashes. If damage to walls and carpet is beyond what you can do, please contact Don. Also, homeowners need to be aware if their tenants have pets. The Bylaws for the Ashbury Condominium prohibit tenants from having pets. No pets are allowed when a unit is being rented out.

Open Floor

Building Security Updates for Homeowners

An email with building recent security updates, requests, and reminders will be emailed to homeowners. For any additional concerns, please contact Don/Copeland Group.

Elevator Buzzing

Report elevator issues to Don/Copeland Group.

UPS Deliveries

The UPS does not have access to building. Delivery service people must use call box.

Meeting Adjourned

7:57pm

FINAL
The Ashbury Condominium
Homeowners Meeting
June 8th, 2015 at 7pm

Call to Order

The meeting was called to order at 7:00pm in Unit #209.

Present

Board Members:

Sheila McLaren, 101 (President)

Diane Calvert, 209 (Treasurer)

Denise Su, 204 (Secretary)

Don Carden (Association Manager, Copeland Group LLC)

Home Owner:

307

Approval of Previous Meeting Minutes (2-12-15)

— Minutes approved

Homeowner questions/concerns

- Adding additional bike racks to garage
- LED lights in hallways
- “No Animals” sign for rooftop deck

Treasurers Report (from May 2015 financial statements)

Checking	\$13,962.33
Savings	\$266,133.15
Total	\$280,095.48

New Business

Delivery service (UPS/FedEx) building code access

Bulger Locks has programmed it into the entry system

Summer resident rooftop deck social

Tentatively scheduled to be right after the next board meeting, Thursday, August 6th, 2015, 7pm

BBQ Usage

New sign up sheet is for BBQ usage only. The rooftop deck is a common area: It is to be shared and reservations are not allowed.

Garage parking space rental

Currently all rented out

Next meeting

Thursday, August 6th, 2015 at 7pm

Meeting adjourned

7:56 pm

**The Ashbury Condominium
Homeowners Meeting
August 6, 2015 at 7pm
Unit #209**

Call to Order

The meeting was called to order at 7:00pm in Unit #209.

Present

Board Members:

Sheila McLaren, 101 (President)

Diane Calvert, 209 (Treasurer)

Denise Su, 204 (Secretary)

Don Carden (Association Manager, Copeland Group LLC)

Approval of Previous Meeting Minutes (6-8-15)

— Minutes approved

Treasurers Report (from June 2015 financial statements)

Checking	\$8,798.60
Savings	\$269,625.99
Total	\$283,103.63

New Business

2016 Building Projects

Will do inspections in the spring to make considerations to repaint building exterior, look at a new irrigation system, replace old plants, and pressure wash unit decks.

Landscaping

Add mulch to landscaping. Idea to replace dirt and weeds behind building with rock landscaping.

Plaque

Idea to add a plaque (inside the front/side/garage doors that need to be shut) to kindly remind people to not let strangers in.

Next meeting

Annual Budget Meeting: Tuesday, October 20th at 6:30pm, Unit #209

Meeting adjourned

7:58 pm

