APPROVED

Ashbury Condominiums Owners Association
2024 Annual General Meeting
Thursday, May 16th, 2024 at 6:00 PM

Call to Order
The meeting was called to order at6:00 PM via Online Zoom Meeting

Board Members:
Present- Melanie Kermin (President) #202, Leah Vu #101 (Treasurer), Alan Pometta #403 (Secretary)
Property Management: Ryan Rupert, 3 Stripe Management
Homeowners:
Present- #'s 204,206,209308, 310. By Proxy- #'s 102, 306
There is a quorum.

Proof of Notice was confirmed.

Approval of Previous Years Minutes(5/15/2023)- #202 made a motion to approve, seconded by unit #403. Approved.

Position Reports:
President

Sump pump- Sump pump has been completely repaired, holding tank, pumps, alarm, et al.

EV Study- EV study was made and currently is only a study. The decision process is ongoing

Items for consideration-
The building would require more power. Connectivity necessity of the EV station to the internet for individual pay as you charge. Possible use of state credits to install. Location suggestions to the city. Ongoing maintenance and upkeep issues.

AC Study- AC/HVAC study was made and currently is only a study. The decision process is ongoing.

Items for consideration-
More power to the building may be required. Proposed ductless mini splits would provide both heating and cooling functions. Noise affecting neighbors and residents. The decision to install would be up to the individual owners at their expense, not a building wide switch.

Secretary

Consent Agenda- The approved consent agenda was presented and there were no objections.

Treasurer

Funds- Funds/Cash flow in Association accounts was presented, there were no objections.

Elevator Special Assessment- Elevator assessment was summarized. We are in month 5 of the 30 month Special Assessment to replace the elevator no later than the end of 2026.

Election:
#403 nominated Leah Vu to be a board member. #209 seconded. Approved unanimously. There will be an ongoing discussion to re-stagger the Board positions so there is one position on rotation every year.

New Business:

Carpet Replacement- We will get samples for owners to vote on. Hallways will use squares due to cost effectiveness. Stairwells will use broadloom due to construction.

2025 Reserve Study- The reserve study is still in the process of being completed.

Appliance Notice- Leah compiled an appliance maintenance notice for homeowners. Leah will be generating a general email to homeowners regarding unit water heater ages, maintenance and replacement needs.

Homeowners Forum:

Noise- A question regarding acceptable or bothersome noise was asked. The consensus was that if there are no neighbor complaints it should be acceptable. Consensus was that if there is an issue the first step is to contact the source first. Building quiet hours from 11PM to 8AM were reitirated.

Window Washing Schedule- The scheduling, time of year, of window washing was discussed. This will be an item for the next board meeting to determine.

Adjournment-

Meeting was adjourned at 6:56 PM.

Respectfully submitted,
Alan Pometta
Secretary