

Just an updated balance sheet income statement and the two all right everyone we are going to officially call this meeting to order hello everyone welcome and thank you all for attending order for pinboard is this meeting it's been up there since Thursday I think yeah so yeah all right so quickly we're just going to go over meeting notes And as far as I know angela's May have a check they've been ready to put so I see the business a difference in the balance of the electrical upgrade so they must have came out I believe it was early this week for those last electric bill please and then the other things that we want to talk about is a new business and those things are gutters and we are in the process of taking quotes again just so everybody's kind of aware what we want to do is bring in companies first of all that are going to do the work properly to the Quality that we want but we want to bring in as many companies as we can compare their quotes compare their services before decisions made after we get those quotes we'll obviously weed out the ones that we don't feel will fit our standards then we will as a board discuss which option we want to go with and make that decision and go forward with that company that we choose so this gutter cleaning is the same sort of thing we want to try to find one that's I would say fiscally responsible for the community but one that we know is going to do good work join the process is taking quotes for that the other thing that we are in the very preliminary stages of addressing are the staircases in both building five and six they are in bad shape and they're in desperate need of Truth is repair not repair excuse me replacement but that's a large cost and that's a cost that we don't have money in the reserves for right now so what that go answer you were talking somewhere between 30 to \$40,000 staircase that's manufacturing that's not even installation cost yet so I think for the sake of continuity throughout the community I think that that's what we should do but what we need what we're going to look at is the similar process of getting quotes finding vendors that are going to deliver for us the way we want them to but there is the possibility and I say this reluctantly cuz I don't want to have to pay it either that in order for this to get done it's something we're going to have to potentially look at as doing a special assessment now the downside to that is that's an increase that everyone here is going to have to share and pay equally the upside to it is as a board we get to have the discussion about the terms of the payment back for that now that's four sets of stairs let's high-sided and say that's 40 Grand a pop that's 160,000 and I think it's a lot to ask anyone in 93 residents of this community to put out for that so one thing that we're going to look at is the possibility of at least identifying in each building the worst staircase replacing that and then hiring a company to come that can do Patchwork and repairs on the existing staircases that can maybe get us through for a year to a year and a half safely because that's the other issue this is a safety issue it's not just not just Aesthetics the cost associated with if something bad happens and those stairs let's just assume nobody gets hurt in those stairs fall the repair costs alone excessive and we still have to replace the stairs God forbid someone gets hurt because of those stairs the potential for lawsuits and legal action because of that those are all costs those things will all be cost for us later so it's identifying that and figure out the best way to go forward that's Making a motion to adjourn meaning at 4:58 second and third okay meeting adjourned meeting you have 93 units so plus one we need 48 to make form of the membership and then out of that it's a majority of the boat you know for yes or no so I'm going to just make sure that you guys signed in over here cuz right now we don't have so if we don't have form what happens is we can assess the meeting and then I printed off the phone cuz I know where the budget meeting last year we also didn't have so we had to recess and then with your neighbors you know

however and I can I can scan a copy of this sign in sheet so you can see and then maybe you can read and then we would reconvene to me and then just 485 tomorrow morning and you're 21 rooms! he said was not safe after a year or two we get this each staircase has a new or each building has a new staircase well maybe look and we'll try to do it again to get those last staircases so again the community has continuity aesthetic that really takes care of any new business that would again I want to be really clear staircases aren't something we're looking at tomorrow it's a lot of research a lot of homework and a lot of identifying those things that's all I have for new business is there anything else yes sir

Meeting for tally of votes on moving reserves is in recess until we can get enough votes to reach quorum. Will reconvene after final votes ****Recording stopped in error****

Attendees: Bill, Connie, Dom, & Angela from Ameri-Tech

Meeting called to order

Review of minutes from previous meeting

Discussed with Residents the different processes, vendors, and approach to maintenance work

Being done by current Board

Discussed costs of stair repair in Bldgs 5 & 6

Tallied votes for moving of Reserve funds and did not reach Quorum

Motion to reconvene meeting approved

Meeting ended