

Mary Jo Gaebel #309
Kathy Thompson #509: Has a ceiling leak needing repairs.
Kathy Mullen #603

8. OLD BUSINESS

- A. Saeger Sealants Caulking Proposal: Moved: Deb Gallet; 2nd: Mary Lou Muehleis; APPROVED: Wait until after the atrium windows and area repair.
- B. MI Construction Proposals
 - a. Atrium Leaks: Repair for \$18,550. Dale Carlson Moved to Accept; Marti Gusloff 2nd; APPROVED
 - b. Roof Over Garage Entrance: New asphalt granular roof and new gutter and down spout for \$5,700. It will take 2 days, possibly 1-1/2. Gail Menconi Moved to Accept; Mary Lou Muehleis 2nd; APPROVED
- C. Trench Drain TABLED
- D. Insurance Claim Update
 - a. 409, 309, 209 and 109 Leaks: Total of \$2,050. Gail Menconi Moved to Accept; Mary Lou Muehleis 2nd; APPROVED
 - b. Garage Door: TABLED
- E. Approve 2018-19 Audit: Jeff Pisani Moved to Approve; Dale Carlson 2nd; APPROVED
- F. Battery Back-up Pump: TABLED
- G. Security Camera Proposal: Mandy will schedule for Mail Room Lobby and Garage
- H. Unit Door Numbers by Cynosure: Dale Carlson will order at \$14 each, free shipping. Painters Inc. will install on doors that open into the units.
- I. Ratify Wing Wall Painting Contract with Painters Inc. (\$990). APPROVED
- J. Rules & Regs
 - a. Proposed R&R changes were approved and will be sent to homeowners to add to their rule booklets. Jeff Pisani moved to Approve; Dale Carlson 2nd; APPROVED
 - b. Homeowner Responses: Allow golf clubs to be stored in the garage. They will be published and then considered for approval at the next open meeting after an opportunity is given to unit owners to discuss. Dale Carlson Moved to Accept; Deb Gallett 2nd; APPROVED
- K. In-Unit Plumbing Inspections, Check Washer Hoses: TABLED
- L. Approve the 2020-2021 Budget. APPROVED
- M. Hydraulic Placard Proposal – Metropolitan Fire Protection (Sprinklers) TABLED – Mandy Briggs will obtain more information for the Board so that they can better understand the work to be done.

9. NEW BUSINESS

- A. Ratify Architectural Remodeling Request #509 – Closet Remodeling.
APPROVED by Architectural Committee
 - B. Scavenger Proposal: Flood Brothers contract (\$523). Moved Deb Gallet;
Mandy Gusloff 2nd; APPROVED But first MC will need to find out
when the current contract ends and if there will be a penalty to end
it early.
 - C. Ratify Masters Irrigation Company Proposal (\$510). APPROVED
 - D. Landscaping
 - a. Ratify 2020 Landscaping Contract – Timber Ridge
 - b. Ratify 2020 Tree Care – Timber Ridge
 - c. Ratify Mike Spravka WC Ins. Coverage APPROVED
 - d. Ratify Mike Spravka agreement that he will be given tasks to perform
and a range of hours to complete them, he will then submit work orders
for review by Dale and Gerry after the work has been performed.
Invoices will be created from the approved work orders.
 - E. Grout
 - a. Clean & Seal Proposals, Deb will check on what Stanley Steamer will
do for their proposal of \$260 to see if worth doing.
 - b. Grout & Tile Repairs
 - F. Ratify 2020 HVAC Preventative Maintenance Proposal. APPROVED
 - G. Ratify Earl & Sons Cleaning Contract. APPROVED
 - H. RPZ & Backflow Testing. APPROVED
 - I. Fire Alarm Affiliated Proposals
 - a. 2020 In-unit Smoke Alarm Testing Delayed to 2021
 - b. 2020 Common Area Testing
 - J. Hydro Jetting & Triple Basin Clean Out Proposal from Allen Power Plumbing
(\$2,495). Gail Menconi Moved; Debb Gallet 2nd; APPROVED
 - K. Ratify HR Maintenance Garage Floor Cleaning Proposal. APPROVED
 - L. Ratify Insurance Policy. APPROVED
 - M. 2020 Window Washing Proposal. TABLED since Covid concerns will prevent
people from allowing the contractors to enter each of their units.
 - N. 2020 Balcony Cleaning. TABLED
 - O. Outdoor Stairwell Railing Proposal – Legna Ironworks. Get Estimates for not
just a gate to the stairwell that goes down to the garage, but also to replace
the fence around the stairwell and to replace the railing on the sides of the
stairs coming down from the first floor. We would want all of the old iron
work replaced that is on the south end of the building, and also add a gate.
 - P. Carpet Cleaning – Dry clean with Earl & Sons. Dale Carlson Moved; Gail
Menconi 2nd; APPROVED
 - Q. North Elevator – New Pads (\$1,415.22 delivered) Marti Gusloff Moved; Mary
Lou Muehleis 2nd; Deb Gallett voted no; APPROVED
- 10. Unit Sold Form: Review in packets.
 - 11. Homeowner Form: Review in packets. No action required, information only.

12. Homeowner INFO: Review in packets
13. Work Orders: Review in packets
14. EXECUTIVE SESSION – Not included in published minutes.
15. EXECUTIVE APPROVALS- Not included in published minutes.
16. NEXT MEETING DATE: Tuesday, August 18, 2020 at 6:30 PM
17. ADJOURNMENT: 10:30 PM

Respectfully submitted by,
Mary Lou Muehleis, Vice President