

Terraces on Walhalla HOA

Board meeting minutes

Location: TOW Lobby

Date: July 6, 2017

Time: 7:00 pm

Attendees: Board members: Jan Bourke, Jeff Cross and Chad Wells. Officers: Michael McClaran (President) Laura Gibb (Treasurer) and Mike Bourke (Secretary). Owners: Deb Ballam, Mark Basilius, Beth Harmount, David Heringhaus, Jason Janoski, Stacy Kacirek, Renee Miliyori, Judy Montanaro, Anita Richards, John Weber, Woody. Guests: N/A.

The meeting was called to order by President Michael McClaran at 7:03 p.m.

Agenda items and notes

1. Approval of minutes

Jeff Cross put forth the motion to approve the minutes of the June 1, 2017 TOW board meeting, second by Jan Bourke. Minutes were approved by the three board members attending.

2. Treasurer's Report

After payments due for 2016 year end the checking account balance will be \$2,436. The reserve account balance is \$40,000.

3. Update on building assessment settlement

A letter was sent from TOW's attorney to Walhalla Development offering a settlement in the amount of \$138,000. This amount is in line with the contractor's report on the cost to repair/replace the Hardy board that was improperly installed. A response is due back from Walhalla Development by July 10.

4. Exterior painting

Deb Ballam provided an update on the status of the exterior railing paint project. With owners providing the labor for the painting an estimated \$15,000 will be saved.

5. Terrace items

All planters, chairs and other items that are to be placed on exterior terraces must be submitted to the board for approval.

6. Gym equipment update

Mike Bourke reported that the bi-annual treadmill and elliptical service had been recently completed. The estimated cost to replace the incline ramp control motor would be \$650.

7. Interior unit door paint

After much discussion the board was charged with selecting a palette of paint colors for owners to choose from.

8. Non-smoking amendment

After a lengthy discussion the board was charged with sending out an informal poll asking owners if they would be for or against an amendment to make the interior of TOW a non-smoking environment. Individual unit terraces and common terraces would be exempt.

9. HVAC annual service

A request was made to inquiry if one company would be willing and able to provide annual service to all individual HVAC units on the same service call. A board member or officer will follow up and provide information at the next meeting.

10. Dryer vent cleaning

A request was made to look into dryer vent cleaning for the building.

11. Recycling

Chad Wells advised that recycling for our building is now offered through our current refuse company. The monthly cost for a recycle bin would be \$78 per month. The board is to discuss the cost and the budget implications and report back at the August meeting.

12. Window cleaning

An owner asked if the bi-annual exterior window cleaning had been performed in 2017. The board is to follow up with HER.

13. Additional storage

Additional storage for each unit was raised as it has been pending for some time. Due to a number of factors including cost the storage issue has been postponed until other pressing issues are resolved.

At 8:37 pm the meeting was adjourned following a motion from Michael McClaran and second by Jan Bourke.

Executive Session

Terrace item requests

Planters for two units were approved unanimously by the board.

Approved by Board of Directors:

 Date 8/3/17
Secretary