

Terraces on Walhalla HOA

Board meeting minutes

Location: TOW Lobby

Date: August 13, 2019

Time: 7:00PM

Attendees: Board members in attendance: Chad Wells, David Heringhaus, George Glazier. Officers: Michael McClaran (President), George Glazier (Treasurer) and Gina Smith (Secretary)

The meeting was called to order by President Michael McClaran at 7:00 PM

Agenda items and notes

1. A motion was made and seconded to approve the minutes from the prior board meeting June 13, 2019 and a virtual board meeting July 24, 2019
2. Financial Report.
George Glazier provided the financial report. At the time of the meeting there was \$19,372 in Huntington savings and \$2,000 in the checking account. Legal fees have been significant in 2019 totaling \$15,014 to date

At the time of the meeting there was a total of \$31K in the Association Reserve Accounts, including the Huntington balance and mandatory amounts held in reserve in the Popular account.

Old Business

3. Buckeye Contracting project.
The project is nearing completion with a few small tasks remaining. The General Contractor needs to conduct a final inspection with the City in order to close out the building permit.
4. Lawsuit
The depositions are complete. Both parties are awaiting the assignment of a mediator.
5. Front Advertising Windows.
Jason is responding to the City/CAC to request variance for the window sign violation.
6. Driveway signage.
HER can provide a quote for mounting a "One Way" sign in the private driveway as well as painting directional arrows on the pavement.
7. Owner request to replace door handle.
This request is pending Owner's response to board.
8. Pillar repairs in garage.
Obtaining estimates from HER.

New Business

1. Audit Planning
An audit will be reviewed for 2020.
2. Treadmill Report
The treadmill has been serviced and the resident who paid has been reimbursed. In the future HER can manage the timing of service in the future.
3. HER Maintenance
A resident questioned the role of HER maintenance and what their scope is.
4. Insurance and Web Update.
residents should contact Mike McClaran in the event their mortgage company requires proof of insurance.
5. Chad mentioned the need to add a mat to the 4th Floor terrace to protect under flooring.
6. Transition Items. Any remaining transition items are scheduled to be done following the settlement of the pending lawsuit.
7. The meeting was adjourned at 8:00 p.m.

Approved as amended by Board of Directors:

Michael McClaran Date 11/13/19

for Secretary