

Baldwin Grove Condominium Board Meeting Minutes July 19, 2016

The Baldwin Grove Condominium Board of Directors meeting was called to order at 7:08 p.m. by Linda Thel.

The following were present: Board of Directors Linda Thel, Judith Kostelnik and Chuck Kelleher; Angela Corum of Sequoia Mgmt.

The following were absent: Mary Christensen

Open Forum

There were four residents in attendance at the board meeting to discuss various community issues. Ms. Harman presented a committee responsibility chart to the board for review. The board approved this chart with changes to wording in one area. This chart will be distributed to the residents. Mr. Dixon expressed concerns about the wall next to his unit. Mr. Dixon also reported that his window may be leaking and should be checked. Concerns about the cleaning contract and trash removal were also discussed. The board agreed a notice about trash should go out to residents. The board also reviewed and approved an ARC application during open forum.

Monthly Updates

The utility charts were reviewed by the board.

New Business

The board reviewed an email from CAM Services regarding window beam repairs at several buildings. MOTION by Chuck, seconded by Linda to move forward with the priority repairs on CAM's recommendation list.

The board also reviewed a request from a resident for gate repairs, the board decided to hold off on repairs until a decision is made regarding the repainting of the community.

The board approved the reserve study update for 2016. MOTION by Judy, seconded by Linda and all were in favor for this vote.

Old Business

The board reviewed contracts for concrete repairs and brick wall repairs. Mr. Dennis pointed out that he believed the wall needed to be replaced and agreed to send drawings to Management to pass along to the contractor. MOTION from Linda, seconded by Chuck, to move forward with repairs after Management meets with the contractor to confirm brick wall repairs, all were in favor.

Building Painting-the board reviewed contracts for building repairs. Discussions regarding funding the project took place. Management was asked to get updated bids from the contractors for repairs to the entire community with a composite material. Management was also instructed to consult legal regarding building repairs and funding.

The DRAFT Audit was reviewed and signed by Linda.

Executive Session

The board went into executive session at 8:40PM to discuss delinquent accounts.

Adjournment

The meeting was adjourned at 8:45PM.