

Baldwin Grove Condominium Board Meeting Minutes April 3, 2018

The Baldwin Grove Condominium Board of Directors meeting was called to order at 7:32 p.m.

The following Board Members were present: Judith Kostelnik, Chuck Kelleher, Kim Chisolm

Open Forum

Gail Harman, Eric Blomquist, Jesse Laswell, and Heather Mason attended the meeting and were present for committee discussions.

Management was asked to update the meeting minutes on the website. Management was asked to add Kim's email address to the resident email blast group. Management noted that an email blast would be sent to inform residents of the window well cleaning project. Management was asked to email Kim when the blast goes out to ensure she received it. The residents and Board members discussed the CINC directory and asked Management to provide more information on how it works. The Board and committee members are interested in potentially placing more information about the directory in the next newsletter.

Gail Harman informed Management that the breezeway ceiling tiles at 1304 Garden Wall fell last year and have not yet been replaced. Management will ensure repairs are completed as quickly as possible.

Jesse Laswell noted that a trim board on the corner post on his balcony was not replaced during the exterior renovation project in 2017. Management will ask NOVA Paint to address this.

Review of Minutes

The January 2018 Board meeting minutes were reviewed. Chuck motioned to approve the January 2018 minutes as written. Judy seconded the motion, all were in favor, and the motion passed unanimously.

Old Business

The Board reviewed the utility bills and noted that one phone bill was much higher than the others. Management will look into the reason for this and inform the Board.

The Board reviewed the operational calendar. Management will be sending the dryer vent cleaning notices to the community shortly. The Board advised that the due date for receipts should be August 30th. Management will ensure that second and hearing notices are sent to anyone who does not provide their receipt by the due date.

Committee Reports

Landscape Committee – Gail Harman and Heather Mason confirmed that they have a meeting scheduled for Monday, April 9, at 10 AM with Shenandoah Landscaping to review potential projects. Management will attend the meeting as well. Management informed the Board that a complaint was received about the lack of plants in the planter beds by the breezeway stairs in a building on Sundial Court. Management will ask Shenandoah for a proposal. The Board noted that they have had difficulty growing plants there in the past as the area gets too much rain water due to the placement of the gutter system.

Newsletter Committee – Eric Blomquist confirmed that a newsletter was sent to residents in March via the resident email blast group. Kim and Judy noted that they did not receive it. Management will send it to them and make sure they're added to the email group. The committee plans for the next newsletter to be sent in May.

Communications Committee – Eric Blomquist advised the Board that the committee is researching platforms that would allow residents to communicate with each other more effectively. Facebook, the NextDoor app, Listserv, and Google groups are among the options being explored. The committee will continue to research this.

New Business

Kim asked Management to send her a map of the community.

The Board reviewed roof replacement proposals from Marshall Roofing. Due to significant wind damage to eight building roofs from a storm in early March, the Association is filing a claim with the insurance carrier. The Board decided to postpone a decision on the roof replacement proposals until the insurance claim adjuster provides more information on how much of the roof damage will be covered.

The Board reviewed proposals from NOVA Painting for exterior renovations of two buildings. The Board decided to postpone this decision until more information is available about the roof insurance claim and what will be covered, as this will affect how much money the Association has available for other projects. Jesse Laswell suggested that Management obtain a board foot cost from NOVA Painting as well. Management will contact NOVA Painting about this.

The Board reviewed a draft resolution on assessment acceleration for accounts prepared by Chadwick Washington. The Board asked Management to find out who initiated the preparation of the resolution before they make a decision on whether to sign it.

Executive Session

The Board entered Executive Session at 8:49 PM to discuss delinquent accounts and sensitive correspondence.

A request for parking a commercial vehicle on the lot was approved with the caveat that it should be parked in unreserved spaces on Garden Wall Circle.

An application for hardwood/laminate flooring was reviewed and approved, with the caveat that it must comply with the governing documents and rugs must be placed on top to reduce noise transmission.

A request for reimbursement for cleaning of personal belongings due to a sprinkler break was reviewed and approved.

Adjournment

The meeting was adjourned at 9:02 PM.