

Baldwin Grove Condominium Board Meeting Minutes November 20, 2018

The Baldwin Grove Condominium Board of Directors meeting was called to order at 6:59 p.m. The following Board Members were present: Judy Kostelnik, Chuck Kelleher, Ann Durham, Linda Thel

Open Forum

- Residents noted that animals are getting into and scattering trash. A reminder will be placed in the newsletter for residents about using black trash bags which discourages animals from tearing the bags, and a reminder about not placing bags out early.
- A resident mentioned trash wasn't collected Thursday or Saturday after the snow. Management will look into this.
- The owner of 1300 Garden Wall Circle mentioned that he would like a rotted trim board inspected to determine if it is a safety hazard.
- A resident of 1314 Garden Wall Circle asked if the foyer/breezeway tiles could be cleaned or power washed in the spring. Management will request pricing from the cleaning company, Total MGT, and will add a note to the annual calendar.

Review of Minutes

The September 2018 Board meeting minutes were reviewed. Chuck motioned to approve the September 2018 minutes. Ann seconded the motion, all were in favor, and the motion passed unanimously.

Executive Session

The Board entered executive session at 7:14 PM to hold hearings for dryer vent cleaning receipts. The Board returned to regular session at 7:27 PM.

Financials

Linda motioned to approve the September & October 2018 financial statements. Chuck seconded the motion, all were in favor, and the motion passed unanimously.

Old Business

- The Board reviewed the utility chart and asked Management to find out why the Verizon bill for 1324 Garden Wall was double the previous month.
- The Board discussed winter reminders, including turning off spigots and turning on heaters. Management will send a "winter reminder" email to the resident email group and to Eric for inclusion in the next newsletter. Management will also put up signs about the heaters on the breezeway doors.
- The Board asked Management to look into loans for exterior renovations. Will membership approval be required? How will it affect FHA approval in two years? What is the estimated total amount needed for the remaining buildings using the highest cost for one building?
- The Board asked Management to include a note on the annual calendar about reviewing CD rates in September 2019. The Board asked Management to include money market rate sheets in the next package from Capital One and two other banks.
- The Board noted that the landscaping committee members have moved away from the community. Ann Durham volunteered to be the landscaping committee liaison.

New Business

- The Board reviewed the draft 2019 budget with a 5% increase in assessments. Ann motioned to approve the 2019 budget and the 5% assessment increase. Linda seconded the motion, all were in favor, and the motion passed unanimously. Linda will prepare a letter to the community to be mailed with the budget.
- The Board asked Management to find out if they could do away with coupons and statements.
- The Board discussed officer positions. Judy motioned to keep the officer positions as-is: Linda for President, Ann for Vice President, and Chuck for Secretary. There will be no Treasurer for the time being. Judy and Jesse will be Directors/Members-at-Large. Ann seconded the motion, all were in favor, and the motion passed unanimously.

- The Board reviewed an email from Charter Oaks regarding a golf course. They decided not to issue a response.
- The Board asked Management to request reimbursement from the insurance company for the cost of removing the second layer of shingles found on 1377 Garden Wall Court's roof.
- The Board discussed the draft Parking Resolution from Chadwick Washington. The Board decided they do not want reserved spaces on Garden Wall Circle, but want to issue tags without numbers. The Board decided to issue tags for Garden Wall Court & Sundial Court residents with their reserved space numbers listed. Otherwise, the matter was tabled until the next meeting. Further discussion will take place at the next meeting.
- The Board asked Management to find out if Battlefield reports tows and to request a list of towed vehicles.
- The Board asked Management to make sure Marshall Roofing cleans the windowsills.

Executive Session

The Board entered Executive Session at 9:00 PM to discuss delinquent accounts and sensitive correspondence. A resident's request for tire replacement reimbursement was reviewed and denied.

Adjournment

The meeting was adjourned at 9:10 PM.