

Club Terrace Condominium Association  
Minutes  
January 18, 2022

The regular monthly meeting was held on January 18, 2022, at the Civic Center. Board members present were Susan Squyer, Rick Barnett, Joan Van Houten, Margie O'Boyle and Barbara Piper. Brian Reid represented Management & Maintenance, Inc. Jean Ouellette, Dennis and Sandy Pack and Norman Scott were in attendance.

Susan Squyer called the meeting to order at 9:04 a.m. It was determined quorum of the Board was present.

The minutes for the November 2021 meeting the Budget Meeting and the Annual Meeting were reviewed. There were several changes to the November 2021 minutes and the Annual Meeting minutes. Only the November 2021 meeting minutes are being approved today. The minutes were approved as modified.

Financial statements were reviewed. The Association reviewed the December financial statements were reviewed. Brian said the year-end financials will need to be redone, as there are several 2021 bills that were not submitted for payment until January 2022. Brian would like the expenses to be tied to the year in which they occurred. The Association ended the year with \$134,635.30 in cash. The year-end surplus for the Association was \$22,786.92 – this will be modified. The Association was \$15,859.27 under budget for December – this figure will also change. There are currently no delinquencies. The financials will be approved next month.

The siding bid was reviewed. It is a lot more work and a lot more funds than in previous years. The Board asked Rick to meet with John Reedy from Maker Enterprises to review the bid and see if the funds are warranted.

The phone log and the email log were reviewed and discussed.

The spray programs from SaBells and SavaTree were discussed and compared. Most of the SavaTree estimates were less expensive than the SaBells estimates. The Board approved the SavaTree bid. Brian will contact them and see if they will give the Association the same five percent discount this year as they offered last year. Squyer motioned, Piper seconded; vote was unanimous.

Rick expressed concerns with SaBells winter watering of the trees. He provided a video that showed only a few minutes were spent watering each tree. Brian will forward Rick's video to SaBells and get an explanation of the winter watering program. Brian will also ask if Mike and the new supervisor for Club Terrace can attend the February Board meeting. There are sprinklers that need to be adjusted this spring as well that are currently an issue.

The Board asked Brian to get Schulhoff out and do a bid to trim the trees this year.

SaBells snow was discussed. They have done work that is part of the contract. The Board wants to make sure the Association is not paying for the cleaning of the Lone Tree sidewalk and some plowing. Brian said that often times pushing the driveway snow into the street and pushing it down the street with the plow is cheaper than shoveling the snow to the sides of the driveway. Jean Ouellette said there are timbers that need replacement on the retaining wall along Bauer. Brian thought this was already done but will investigate.

The timbers on the retaining wall along the back of Miles was discussed. SaBells had not installed the timbers along that retaining wall for which they had billed. They agreed to add the ten timbers along the wall. The Board did not feel the timbers matched the existing retaining wall in size or color. Rick will investigate and see what options SaBells had.

Grill restrictions were reviewed. The Board wants to know if these are general guidelines, or restrictions needed in order for the units to be covered by the insurance. Brian will investigate further with the agent.

The Board reviewed the two presentations from the two companies that video taped the sewer lines. The Board felt Sewer View had the most comprehensive report. Brian will get bids to do the rest of the buildings.

The Board asked Brian to email the owners and see if they have experienced any movement in their sewer lines.

The home at 9394 Miles put up handrails that don't match the approved style of handrails. Brian will investigate. The owner still has solar collectors on the Association fence.

The owner at 9370 Miles still has an umbrella in the common area.

There being no further business, the meeting was adjourned.

Respectfully Submitted, Brian Reid, Managing Agent