

BOARD OF DIRECTORS MEETING 11-08-18

Meeting called to order at 1:00.

Attending - Preuett, Sve, Siswick, Scoggins, Keefe
Fisher (Resource Property Mgt), Plantier (Del Mar)
Circa 25 owners

FINANCIAL - Keefe reported on financial results for first 8 months of fiscal year thru October.
Overall performance \$24,500 better than budget.

LANDSCAPE COMMITTEE - McIntyre and Sve reported on summer accomplishments.

PROPERTY MANAGER REPORT - Fisher announced Annual Meeting is scheduled March 7, 2019.

Projects Completed:

- Lower level parking garage entrance.
- Document Changes previously approved have been officially recorded and now part of our documents.
- Audit for fiscal year ended March 31, 2018 completed.
- Security company changed to Code Black Security.
- Fire system inspection completed and deficiencies corrected.
- Annual elevator inspection completed.

On Going Projects:

- Unit exhaust fans - 128 of 140 units inspected and disconnected. Awaiting access to other 12 units to complete project. Showed example of fire hazard from one unit.
- Upper Level Parking Ceiling - Ceiling covers removed, ceiling and pipes painted. Voted and approved expense.
- Pipe Lining - Voted and approved \$9600 expense for waste pipe cleaning and re-lining in all 27 stacks. Work to be completed in summer 2019 for minimal disturbance.
- Spectrum Cable Program - Basically completed with all units to receive 2 free cable boxes, expanded cable package, free internet. Noted owners who had previous Spectrum expanded cable/internet packages are having substantial savings.

New Business:

- BOD approved writing off past owner balance account and sundry other minor assets carried over from previous management company financial reports.
- BOD approved Code Black Security contract.
- BOD approved cost of roof repairs completed during summer.
- BOD approved \$837 cost to repair generator diesel tank.
- BOD tabled pool heater repair or replacement proposal pending further investigation and analysis.

General - BOD requested owners of unregistered kayaks being stored on kayak racks obtain \$25 annual permits or remove their kayaks.

Next Workshop - November 29

Next BOD Meeting - January 24