

Salem Square Board Meeting

Monday, July 27, 2020 6:30 pm

Conducted via Telephone

July Board Meeting Minutes

- A. Roll Call and Approval of June Meeting Minutes. Roll Call. Present were Joe Sexton, President; Bricks Avalon, Vice President; Robert Hourigan, Treasurer; Cheri Boden, Secretary; Belinda Motamedi, At-Large; Barbara McGee, Staff Assistant, Landscaping Committee; Adrienne Blair, G building resident. June minutes were approved without corrections.

- B. Building and Grounds Report
 - 1. Concern with drain pans in our residences. Many above ceiling drip pans are old and rusted. Sediment is going down drainpipe and requires maintenance. Anything you can do to keep debris and scum out (using pan tablets each month from our office) helps but does not necessarily resolve the issue. When you see water staining your ceiling tiles and clogging fan coil lines, call Chris or Ronnie (daywork hours) for an opinion. It is the owners' responsibility for maintaining and cleaning these parts. Ceiling tiles replacement are owners' responsibility unless damage is caused by a plugged pan drain. In the winter when pan is dry, vacuum out debris to keep fan coil drain line clear. If you have no cooling, Joe Sexton can recommend nearby reliable heating/cooling companies who are familiar with our set-up here.
 - 2. Recoating/rebuilding decks. Painting doors & hanging shutters. Trimming shrubs. Thank Ronnie for how good our condos look this summer.
 - 3. A plumbing issue between C10 and C12 where a black cast iron pipe split 16" and leaked to the basement, Thank you, Ronnie, for this discovery and repair.

- C. Treasurer's Report
 - 1. Checking stands at \$111,794.08. Reserve is at \$158,566.07
 - 2. Our CD balance is \$16,783.24
 - 3. Hurrah to our charming president, Joe, Robert and our bookkeeper, Debi for hard work researching and collecting a \$5,000 debt.

4. Your board is concerned that we are running \$6,000 overbudget for electricity this year. Since early June, usage for cooling has gone up tremendously. While we can't do much except stay home this hot summer, we can practice awareness to not overuse. A friendly reminder from LG&E on energy tips for warm weather.
A. Turn thermostat up two degrees and leave it there. B. Use a fan to spread cool air. C. Replace the filter. D. Close windows shades during the hottest part of the day. E. Buy LED bulbs and turn off lights when you leave the room. We hope you are all willing to contribute to the savings LG&E suggests and help save our world climate as well.

D. Landscaping Committee

1. E Building has an overgrown garden. The resident received notice last month along with a one-time offer from volunteers to take out her garden at no cost to her. After some indecisiveness she decided she wanted it removed. We will ask our lawncare group to assist this request. The Board reminds owners to maintain and keep a garden clean and trimmed or clear it out and turn it to grass.
2. A 13-16 entrance there are two bushes growing over and covering the sidewalk. Ronnie suggested removing the bushes and the residents were asked their opinion. Two of 4 residents responded they wanted bushes gone. We agreed 50% yes approval was okay. We will wait until winter for Ronnie's help.
3. C 5-8 entrance. Megan Sexton submitted a written request for board approval to remove old landscaping and update to new landscaping using no-cost volunteer labor and plants at her own expense. With only two full time residents in the building, the board approved this project. Barb McGee on the landscaping committee will research next city-wide pick-up for possible shrub haul away. Thank you, Barb.

E. Old Business

1. Carpet H 1-4

The Board voted unanimously to prioritize hallway re-carpeted with heavy duty carpet in a color called Touchdown. After some discussion, the whole hallway costs \$1300 and will be done as soon as the carpet company gets us on the calendar. We acknowledge residents expressing wanting to vote for future carpet choices and make next replacements standard for our entire campus. We encourage residents to view H 1-4 following installation.

We tabled the discussion on campus-wide carpet replacement for now. The H 1-4 carpet was frayed and ripped due to poor installation. It was a priority to handle now, mainly due to safety concern.

2. Roof Replacement

Insulated Roofing Company finished work on A and D building roof Tuesday, July 28th. We are within the expected budget for this project; we planned for 20% overage and only saw 10%, but we have not received the final totals. We appreciate the care in how the workers covered cars and cleaned up. A big thank you to Joe for working out payment terms.

3. Remember residents pay assessments beginning September.

4. Cameras

Bricks invited an experienced professional he personally knows to meet with Robert and himself. He is offering to look over our situation and advise how Salem Square can realize stronger video connections. Robert explained, "When we brought in cameras, we did so on a shoestring which is now starting to break." Kudos to Bricks for your effort & experience and for friends in high places.

5. The Bees Story

The tall pole at the north end of H building continues as a bee condo, a home to many. You can see them if you look up early around daylight or late afternoon about 4-5p.m.

We are not willing to shut off electricity to two buildings in our high summer temps. No one wants to be uncomfortable without A/C for the time it takes to gather bees. We will wait for cooler weather.

6. Roof Issues B and F Buildings

We have a couple small issues. Joe is contacting the roofing company to verify our warranty coverage. We will know more next month.

7. C Basement Cleanout

We have set a date, Monday, August 10th. We notified our residents and posted the notices in all buildings for two months.

Now, we are taking action to remove unmarked items outside your storage units. Please move all items into your lockers except bicycles. Bicycles should be marked by owner. If you cannot get an item in the locker it can be placed in G building in the marked areas before August 10th.

Our thanks to owners who already complied allowing our maintenance staff space they need for their materials, wheelbarrow and ladders. Keep up the good work!

F. New Business

1. Clubhouse

We researched our liability and responsibility in the requests to re-opening the clubhouse. Things have changed and the new normal seems full of new guidelines. As a protection to our residents, we will err on the side of caution as we comply with our governor and health officials. At this time the Board feels we cannot open the clubhouse and do so safely.

We will review later on.

2. Insurance Coverage

Tabled to allow further research.

3. Property Security Awareness

Please lock your cars. In this month there were two acts of rummaging and one stolen car.

Also, it is important to file a police report regarding your personal property theft.

G. Adjournment

Meeting adjourned at 8:30pm