

Salem Square Board Meeting

February 22, 2021 at 6:32 p.m.

A. Roll Call. Present were Joe Sexton, President; Bricks Avalon, Vice President; Robert Hourigan, Treasurer; Cheri Boden, Secretary; Barbara McGee, Staff Assistant; Belinda Motamedi, Member-at-large, Adrienne Blair Co-Owner. Approval of January meeting minutes as written was motioned and seconded with no changes.

B. Building and Grounds Report: Hallway F 1-4 is 99% complete. Maintenance still has a couple items where material must be obtained for completion. Hallway E 7-12 is 100% complete. Maintenance is currently working on Hallway D 5-8; this will be the last hallway for this season All entrance doors to condo units will have to be painted during warmer weather.

Maintenance has spent several days clearing snow and de-icing walkways. Higgs, our lawncare person, has salted and plowed the parking lot several times. The speedbumps in front of H building were pulled up from the asphalt and the bolts are out. We may have to revisit placement of next speedbumps. Robert suggested re-using what exists and possibly flagging them for next winter. Thank you, Ronnie, Keith, and Joe, for making our safety a priority.

Maintenance had to redo a repair job in G 7 that had been previously repaired from a roof leak. Several complaints of water leaks were inspected around Salem Square, but Maintenance did not discover any issues. There is an issue with some plumbing at the hot water heaters in G building that will have to be addressed soon. We think the leak in Hallway B 5-8 is from a previous repair of the window portico. There has not been a leak since the first night of rain and ice. Maintenance will do an inspection again soon as the weather permits.

C. Treasurer's Report:

1. As of January 31st, 2020. Checking account is at \$96,555.22. Reserve stands at \$136,656.61. CD is \$16,915.40. Our net income for January was \$359.25.
2. Financial Statements are posted on our website, <http://salemsquarecondominiums.com>. Paper copy upon request.
3. A decision was made on how to collect unpaid assessments. A reminder to condo owners, the next assessment is due March 31st.
4. Our board is being encouraged to review the past year's budget and give input for next year's budget.

D. Landscape Committee: (Carol Sexton). Weather permitting, rose bushes are being trimmed back this week.

E. Old Business

1. Security : The Board agreed to bring in an outside consultant to perform maintenance and advise on better placement of our security cameras. The Board also agreed to investigate the cost of nighttime security for future use if needed.

A strong reminder to check that your car is always locked. People are stealing cars and items inside cars. Crime is a city-wide issue. Call police if you hear suspicious activities outside. 574-LMPD. Ask for dispatch.

2. Window Replacement : We are still looking into prices to replace the window in Hallway F 1-4. The main issue is finding someone that will replace only 1 window. Adrienne Blair agreed to co-ordinate all owners that were interested in replacing windows or sliding doors.

3. Clubhouse and Pool : The Board will research to draft a plan to safely open our clubhouse. Bricks and Cheri will be working on this endeavor which must meet state Covid 19 guidelines. The timeline for opening the Clubhouse would be sometime in May. Currently we have not received guidelines for pool openings this year.

F. New Business

1. Higgs Grounds Maintenance : The Board approved the grounds maintenance contract with Higgs Grounds Maintenance for another year. The price will not change. The Board requested an updated contract.

2. New Code for Basement Locks : The code for entry locks to the basement doors at Buildings C, E and G will be changed to 0202. A notice will be distributed advising when the change will occur.

3. Glass Recycling : Adrienne Blair asked the Board to consider starting a glass recycling program. She feels that this would keep glass from being placed in the dumpsters and then would not get broken in the parking lot when they are emptied. The Board will take this into consideration.

Congratulations to Eleanor Gorin who turns 100 years old on March 5.

Meeting Adjournment 7:57pm