

Salem Square Board Meeting

May 26, 2021 at 7:01pm

A. Roll Call and Approval of Minutes Present were Joe Sexton, President; Bricks Avalon, Vice President; Cheri Boden, Secretary; Don Temple, Treasurer; Adrienne Blair, Member-at-Large; Courtney Varble, Co-owner. Minutes from the Annual Meeting were approved as written.

B. Building and Grounds Report:

1. Rebuilding balconies in the North Courtyard, B6 and B8 are complete, C10 and C12 are in progress.
2. Doing grounds maintenance as time allows.
3. Maintenance has repaired several plumbing leaks contained in the walls of units.
4. Roof leak on D building caused water damage to the hallway and two units. The roof has been repaired by IRC and we are working on interior damage.
5. Bi-annual inspection of our new roofs (C, A, D) discovered an issue with A building. IRC promptly fixed the issue.
6. MaxCare completed carpet cleaning of the entry hallways. Some hallways were left too wet. MaxCare was notified and apologized about this issue.
7. We were delayed a week on getting AC service to the north Quad due to having a pump motor rebuilt at the outside tower.
8. Alpha has corrected several issues with the AC system in the north and south quads. There are still issues that need to be corrected. These involve safety relays and correcting old wiring. The Board approved for the work to be completed.

C. Treasurer's Report

1. As of May 26th, 2021, checking account is at \$147,925.42. Reserves stands at \$136,736.24. We are ready to deposit \$22,000 into Reserves at the first of June before the new fiscal year begins. A friendly reminder, we still have one assessment payment due on or before June 30th.
2. During the April Board meeting, the question was asked about High Yield checking accounts. Our reserve account is currently in a 3-tiered account. The higher the tier the higher your interest. We are currently in tier 2.

D. Landscape Committee

1. A garden is being developed by volunteers in the middle of the North quad courtyard.
2. Annuals will be planted at the front condo entrance on Zorn Ave.

E. Old Business

1. Clubhouse: Current re-opening rules will remain in effect until June 11. At that time, we will go back to our original rules for using the Clubhouse. A \$25 deposit in cash or check will be required when you pick up the key. The deposit will be returned if the clubhouse is cleaned satisfactory. If questions, please

contact Cheri Boden. Her information is posted in all building hallways. We suggest that all attendees be vaccinated and if not to wear a mask.

2. Pool has new signage, has been power washed, and will open Memorial Day weekend.

a. The pool is opening under required Covid restrictions. All rules and restrictions will be posted. Anyone that needs a replacement key or has any questions please contact Bricks Avalon. His contact info is located on the hallway bulletin board. There will be a \$3 fee for the replacement key.

3. Social Media and Website

a. The Board approved opening a new Facebook page that will be open to the public, a name will be decided later. If you have photos that express activities loved by residents, Adrienne requests you send them to her at adrienneblaire2808@gmail.com Adrienne is also hard at work updating our website and making it more user friendly.

4. FHA Financing

a. We discovered due to clerical errors that we are not FHA approved. The Board voted to explore whether we want to become FHA approved.

F. New Business

1. The Board approved changing the monthly meeting to the 4th Wednesday of the month at 6:30pm until further notice.

2. Owner of Unit D-8 appealed to the Board for compensation of damage that occurred during the roof leak at D Building.

3. The Board approved electrical to be performed by Harrod Electric.

G. Meeting Adjournment 9:24pm