

Salem Square Board Meeting

June 23,2021

A. Roll Call. The meeting was called to order at 6:35 pm. Present were Joe Sexton, President; Bricks Avalon, Vice President; Cheri Boden, Secretary; Don Temple, Treasurer; Adrienne Blair, Member-at-Large. May Minutes were approved with one correction, Adrienne Blair's email address is adrienneblair2808@gmail.com .

B. Building and Grounds Report:

1. Work on 2 balconies at C building have been completed.
2. Keith DeCosta is no longer with our Maintenance Staff. Ronnie has a new assistant, Cameron Johnson.
3. Reminder to everyone to use the tablets in your AC drip pans to help prevent the line from clogging.
4. A request from residents in the G building to install 2 additional handrails on the entry way steps to the 2nd floor. The board approved this request.
5. Two units recently sold, A-12 to Emily Grimm and D-5 to Margaret Baughman. Welcome to our new residents.

C. Treasurer's Report

1. As of June 23, 2021, our checking account is at \$135,457.37, reserves stand at \$158,750.18. A friendly reminder, we have new HOA fees due July 1st. These fees are posted in each building hallway.
2. Financials were discussed. Everything looks normal. End of June we are on target to finish our fiscal year at or under budget. Financial statements (including balance sheet) are posted on our website, www.salemsquarecondominiums.com Paper copy upon request. Contact Don Temple.

D. Landscape Committee

1. The volunteer landscape project in the north quad courtyard has been completed and looks beautiful. Thanks for all the volunteers hard work and plant donations.
2. Accent annuals and small bushes have been planted at the front condo entrance on Zorn Ave.

E. Old Business

1. Clubhouse: Reservations are made on-line and at calendar next to the office door in E basement. Clubhouse rules and clean-up are posted inside the building. A \$25 deposit in cash or check will be required when you pick up the key and returned with satisfactory inspection. The Board can add to the fee if more issues and additional clean-up is needed. Cleaning materials are under the sink and in the main room closet. If you have questions about reservations, contact Cheri Boden. Cheri's contact information can be found on the hallway bulletin board. We suggest that all attendees be vaccinated and if not, to wear a mask.
2. Pool: We were notified by the Jefferson County Health Dept. that Covid restrictions have been dropped. We will proceed to put out the pool furniture and open the restroom, your pool key unlocks the restroom. New teal color rail coverings have been added for safety entering/exiting the pool. The

Board is investigating feasibility and price for adding a portable 3-4 steps platform with rails for easier accessibility. All rules are posted. Please adhere. Anyone needing a replacement key (\$3), contact Bricks Avalon. His contact information can be found on the hallway bulletin boards. The Board is looking into purchasing 4 replacement chairs and 2 heavy duty umbrellas. A resident has suggested a rule prohibiting smoking on the pool deck. The Board decided that this should be discussed and voted on by all residents at the next Annual Meeting.

3. Social Media and Website

The Board recommends visiting our updated and user-friendly website,
www.salemsquarecondominiums.com

Board member contacts and email links to our Salem Square Condos Facebook, Instagram, and Twitter can be found there. Also, you can update your resident information, note the emergency keys info, and fill out work orders. It gives links to local events in town and resources, mechanics, electricians, plumbers and gives helpful hints to save time and money. Included are photos of the grounds, people, and pets. Also included are seller and realtor tabs. If you have questions or comments, please contact salemsquaresocialmedia@gmail.com. Thanks to Adrienne Blair for design and technical assistance.

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. This is tabled for further investigation.

F. New Business

1. H roof replacement contract is signed, and we are waiting on a date. Residents will be given notice before this work starts.

G. Executive Session

1. The Board met in executive session to discuss personnel matters.

Meeting Adjournment 8:55pm