

Salem Square Board Meeting

July 28, 2021 at 6:38 pm.

A. Roll Call. Present were Joe Sexton, President; Bricks Avalon, Vice President; Cheri Boden, Secretary; Don Temple, Treasurer; Adrienne Blair, Social Media Board member; Winnie Miller, former President; Barb McGee, G building resident. June Minutes were approved as written motioned and seconded.

B. Building and Grounds Report:

1. Please welcome Alicia Janes as our New Maintenance Mgr. She will work with Ronnie to handle all our needs. All work orders/ requests should be sent to SalemSquareOffice@gmail.com, by submitting a work order on our website at salemsquarecondominiums.com, or in writing to the office. The office number is 502-893-2885.

2. Louisville Metro Government decided recycling will be picked up every two weeks on Fridays.

July 30th, Aug. 13th, Aug. 27th, Sept. 10th, Sept 24th, Oct. 8th, Oct, 22nd, Nov 5th, Nov 19th, Dec, 3rd, Dec 17th.

Please continue to break down all cardboard. We do not recycle plastic bags or glass of any kind. Alternative recycle centers are at N. Hubbards Ln and Mary T Meagher Aquatic parking lot.

4. Welcome to our new resident, Mary Margaret Baughman in D5 and her dog, Sandyman.

C. Treasurer's Report

1. As of July 28, 2021, checking account is at \$137,552.22. Reserves stands at \$158,750.18. Our CD is at \$16,974.36. Seventeen residents are in arrears. Please notify your check paying service of the new HOA fees. HOA fees are posted in each building hallway. If you chose to use our Salem Square check paying service, a form exists online. Simply attach your voided check and drop it off at the E building mail slot. The Board is discussing using ACH payments for all residents in the future.

Balance sheets are posted on our website, <http://salemsquarecondominiums.com>.

Arrears and credit balances are in the financial statements and are available upon request. We finished our fiscal year \$20,000 under budget.

D. Landscape Committee Thank you Beth Ralston for planting and watering at the front condo entrance. have done well thanks to Beth Ralston's watering. She also participated in landscaping efforts especially in the North Quad.

E. Old Business

1. The H building new roof started Friday July 23rd is expected to finish this week. Sorry for the inconvenience. We appreciate your cooperation with Insulated Roofing.

2. Clubhouse: Reservations are on-line and at calendar next to the office door in E basement. A \$25 deposit in cash or check will be required when you pick up the key and return it to the office with satisfactory clubhouse inspection. If you have questions about reservations, contact Cheri Boden. This information is posted on our website.

3. The pool is opened. All rules are posted. Please adhere. Anyone needing a replacement key (\$3), contact Bricks Avalon for help. His information is in our hallways and online.

a. Two new umbrellas were added poolside thanks to a generous donation from an anonymous resident. Chairs were donated for summer use from an anonymous resident couple. Thank you both.

4. Social Media and Website.

Adrienne has designed the website to be more user friendly, and can be used with iPads, tablets and Smartphones.

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

Board member contacts and email links to our Salem Square Condos Facebook, Instagram, and Twitter can be found here. If you have questions or comments, please contact salemsquaresocialmedia@gmail.com.

5. FHA Financing

The Board has not applied for FHA financing as of 7/28/21.

F. New Business

1. Concrete on the backside of the clubhouse \$4,400.

2. Caulk between pool tile and deck (remove existing damaged caulking and re-caulk, \$8 per sq. ft. with one year warranty.

3. Parking issue at G & H buildings. Resident requests assistance getting a handicap post sign for a designated parking spot. The board sees fit to move an existing sign to her spot. She will first need to pursue a handicapped parking tag.

4. Joe Sexton resigns his presidency at adjournment of tonight's meeting. Thank you for all you have done for us. Bricks Avalon was appointed President by the Board. Joe Sexton will consider an offer to consult with Salem Square and train our new maintenance manager.

Meeting Adjournment 8:26pm