

SALEM SQUARE MINUTES

Tuesday, April 26, 2022

Those attending: Adrienne Blair (President), Morgan DeNoers (Vice President), Kristin McTavish (Treasurer), Martha Wakefield (Secretary), Courtney Varble (Member-at-Large), Kathy Shoats, Kendra Foster, Beth Ralston, Bricks Avalon, Gregg Lauer, Barbara McGee

The meeting was called to order at 6:30pm.
The March minutes were approved.

BUILDING AND GROUNDS REPORT

Adrienne Blair

Adrienne talked to Rich Higgs, our landscaper, and he has agreed to doing our weeding as well as mowing. He has been unable to follow through with his agreement up to now due to his partner's temporary absence from the business. On Monday, Rich worked at Salem Square all day, mowing and spraying weeds. He will remove the sprayed weeds in two weeks. He has agreed to extended hours once a month, at which time he will check the beds around the buildings as well as mow. Rich and Adrienne also discussed his removing some invasive or unhealthy bushes.

Volunteers are also working on our landscaping by maintaining the community gardens, picking up dead branches and debris, and trimming rose bushes. A special thanks to Beth Ralston and Barb McGee.

The pool is due to open two weeks before Memorial Day, and it will close two weeks after Labor Day, depending on the cost for an extra 4 weeks. Kathy Shoats is looking into either removable steps or concrete steps. It may be too late this year for the concrete steps, but she will investigate the cost of the removable steps.

Adrienne will be changing our Reserve Account from First Financial to Park Community. At First Financial we have been earning .1% per annum. At Park Community we will earn .35%, with a gain of at least \$400 a year. Our checking account will stay with Republic. Our CD will also stay at Park Community.

Due to Covid, there has been no contribution to our reserve account. The upcoming budget will include a contribution to that account. It is necessary to put money aside for unbudgeted items, and it is also necessary for our property to be desirable for resale.

In an effort to become a more sustainable community, Kristin McTavish is researching the feasibility of adding solar panels. She is working the LG&E. Adrienne is researching sub pods.

Kathy Shoats

Kathy is getting an estimate for the concrete pool steps and will follow up with researching the removable steps.

Flynn Brothers is looking at the parking lot to give an estimate for repaving and restriping.

Bdri has been here and repaired some leaks. There are two leaks in G building basement, Bdri will be called back to repair those leaks.

Kathy is getting an estimate on repairing the dumpster fences.

Kathy is getting bids from insurance companies. Our costs will change after June when we will no longer be paying Workers' Comp.

Kathy is getting an estimate on repairing the fence behind the pool.

We have a new cleaning crew. In addition to cleaning the halls, they will clean the laundry rooms and the Club House.

Kathy is investigating the possibility of having a company manage our washers and dryers. They will collect the coins, and, in exchange, we will get new washers and dryers.

Hallway D is complete.

Kathy is researching records of roof repairs that have been completed. Barb McGee will be helping her do the research. Kathy is going to look at the roofs with a roofing company.

The outside fire alarms have been checked.

Please remember to put the tablets in your drip pans. If you don't have any, submit a work order or call Kathy. If you need help putting the tablets in the drip pans, call Kathy and she will arrange for someone to do it for you. It has been recommended that we replace our filters 4 times a year. Also,

remember to check your own smoke alarms. It is the responsibility of the owner to keep the alarms inside of your unit up-to-date.

Alpha will be doing more maintenance on the heating and cooling system in the fall.

Kathy has met with LG and E and has arranged for Salem Square to be on an average payment each month. The current payment will be \$9143 a month. LG and E will reassess every 4 months, and, depending on our usage, our payment will be adjusted either up or down.

TREASURERS REPORT

Kristin McTavish

Republic Bank Checking: \$114, 204.37

Park Community CD: \$17,000.08

First Financial Reserves: \$158, 882.27

A reminder that if you sign up for automatic withdrawal, you will have a more accurate timeframe for when the money comes out of your account. If you write a check each month, it is up to the Board to deposit those checks when it is convenient for them to do so.

OLD BUSINESS

Adrienne is working on our cameras with Jackie at McCloskey IT Solutions. They are also working on the internet connections in the office at at the Club House.

We are looking into the cost of new dumpsters.

The recycle days are; 5/6; 5/20; 6/4; and 6/17.

Please break down your boxes. Do not recycle in plastic bags. They will be rejected. We don't recycle glass.

Please remember to walk your dog on the outskirts of the property, and to pick up after your dog.

The minutes will be emailed unless you need to have them delivered. You can update your information on-line.

The Annual Meeting will be on Monday, May 2nd at 7:00pm in the Club House. Proxies must be in by Saturday, April 30th. There are forms by the Office mail box. We will be voting on all 5 board members. If you would like to run. please email a brief description of yourself to Adrienne. Building Liaisons will be checking you in. You will also have an opportunity to update your information at that time. A 51% majority is needed to elect new Board members and to pass the budget. You may vote in person, by proxy, or on the internet.