

## Salem Square Board Meeting-September 2022 Minutes

September 25, 2022 5:00pm-Virtual

### A. Roll Call and Approval of Minutes

### B. Building and Grounds Report

- a. Bob Rey-Tree Removal in North quad old oak and by entrance-removal of cars at that time will be needed. (update: Removed and stumps ground up)
- b. Sewer pipe blockage in E basement line-replacement contract-Removal of storage items will be needed at that time-Alpha (lockers by the hallway in E)
- c. IRC repaired roof on G, incorrect vents need to be corrected when we replace the roof in 2023 along with the clubhouse roof-assessment will be needed at that time (120,000). We've worked with them since the 80's except the roofs on B and F, which are problematic and we are struggling to have 5-star redo them. They've fallen off the radar again...Adrienne will pursue them again now that she is back from vacation.
- d. Reserve study hasn't been done before. Reserve study will allow us to plan- At this point the accountant has a caveat for us....This HOA has decided not to do a reserve study and will pay for major/emergency fixes through assessment. The board finds this unacceptable and so Paragon will do one for us. Another reason we went with them.
- e. Security Light fixed by Paragon

### C. Treasurer's Report-

- a. 120,307.75(Operating)...159,038.41 (Reserves)....17,025.42 (CD)

### D. Old Business

- a. Recycling dates:10/7, 10/21, 11/4, 11/18
- b. Trash: every Tuesday
- c. Big trash day is 11/17...items set out by old entrance by G building-on the Madelle side of the street not in the complex itself.
  - i. **Do Not** set out toilets, demolition/construction items, refrigerators, TVs, or microwaves (These items can be taken to the city dump on Meriweather.
  - ii. You can also take furniture or mattresses to the city dump at anytime.
- d. Dumpster updates:
- e. Insurance still with Shepherd Ins.-Board research for companies and payment in full saved us about \$7,000.

### E. New Business

- a. Paragon is officially starting on October 1, 2022
- b. Maintenance person once a week
- c. Old ACH will be canceled due to account changes.
- d. 4 options for payment-check to GA, ACH form to Louisville address, your bank's bill pay, or new website/app with the option to pay by CC.
- e. Fill out your info form for them as well-they require it for their office as well as us keeping ours that you filled out with us.

f. App/Website password given out starting October 1<sup>st</sup>.

Caveat: Savannah is our maintenance person

Mikayla Jackson is our manager [mikayla@paragon.com](mailto:mikayla@paragon.com) or (502)451-0485

Still send in work-orders on our website or call her to talk in person/email her

On the app/website the bank associated with the Credit Card charges and so does the bank for the website charge- but only if you pay through the website. Paragon is **not** profiting from these charges....think DMV or Ticketmaster....charge for the convenience.

Pod status is being dealt with by Paragon

All lights have been updated (Security and hallways) let Mikayla know if yours is not working