

Salem Square Board Meeting-August 2022

August 23, 2022

Those attending: Adrienne Blair, Morgan DeNoers, Mo Wakefield, Courtney Varble, Erin Kuhn, Barb McGee, Barbara Hundley, Geoff Baker, Cheri Boden, Beth Ralston, Gingy Grider, Victoria Holmes, and Don Temple

The meeting was called to order at 6:31.
Last month's minutes were approved.

Building and Grounds Report

- a. Bob Ray will remove the old oak in the north quad and by the entrance. Cars at the entrance will need to be moved during that time.
- b. We are getting estimates for balconies, dumpster enclosures, and the fence (working with Zorn Place).
- c. Sewer pipe blockage in E basement will require the replacement of the pipe. The removal of storage items will be needed at that time. As a reminder Do Not Flush Wipes of any kind, even if they say flushable they are not. Tell your guests as well. This has cost us as home owners up to \$10,000 in repairs!
- d. Pump has been replaced in G building
- e. 5-Star is going to fix B and F roofs per their guarantee.

C. Treasurer's Report

\$146,192.12 (Operating Funds)
\$159,038.41(Reserves)
\$17,029.76 (CD)

D. Old Business

- a. Do not leave a huge cardboard box filled with wood and styrofoam on top of the dumpsters, in the dumpster area, or on top of the recycling can.
- b. DO NOT put recyclables in a plastic bag. We do not recycle plastic bags.
- c. Recycling is 9/10(Sat-due to holiday)) and 9/23 (Fri) this month. Trash is every Tuesday.

E. New Business

- a. We will sign a new contract with an insurance company by September 1st. Our current insurance will not continue to cover us due to the age of our buildings and our electric boxes (some of the boxes are old and a fire hazard), and our roofs (we have one more residential building to update and the clubhouse). The Board is currently reviewing bids. We

expect the premiums to be higher than we have been paying. The Board is working on how to resolve the issues that effect the price of our insurance.

- b. Start thinking of your home as a free structure. What would you be responsible for? Don't think of your homes as apartments and that the HOA is taking care of everything.
- c. By mutual consent, as of October 16th, we are severing our relationship with Summerfield. The Board is currently reviewing contracts from other management companies.

The meeting was adjourned at 7:30pm.

Reminders/Updates:

- a. Do Not Flush flushable wipes/wipes of any kind/hygiene products.
- b. Is your unit has a garbage disposal our pipes cannot handle it being used. You can turn it on to suck the water down and make sure it stays clean, but using it as intended is something our pipes cannot handle.
- c. Service your HVAC units. If it's been over a few years since you had a **licensed** HVAC person look at it and service it....you need to. Most of our problems this year have been due to units having gone without servicing by a licensed professional for years.
- d. Kathy Shoats is still your first call/text for all maintenance issues. The board is not your first call.
- e. We have a new insurance company with the same brokerage we've had. Thank you to the board for finding similar protection and saving us \$11,000. We almost had to go with a \$50,000+ policy or switch brokerages to get a lower rate.
- f. Fill out updated info forms for us online if you haven't done so this year.
- g. Do we have a key or code to your place....per our bylaws and for legal purposes the office needs it. We and they could be sued because a resident has not complied.