

Salem Square Board Meeting

Tuesday June 23, 2020 6:30 pm

Conducted via Telephone

June Board Meeting Minutes

- A. Roll Call and Approval of Annual Meeting Minutes. Roll Call. Present were Joe Sexton, President; Bricks Avalon, Vice President; Robert Hourigan, Treasurer; Cheri Boden, Secretary; Belinda Motamedi, At-Large; Barbara McGee, Staff Assistant, Landscaping Committee; Winnie Miller, Chair woman Landscaping Committee. May minutes were approved without corrections. Annual meeting minutes also approved.
- B. Building and Grounds Report
  - 1. Performing general landscaping work, trimming shrubs and grounds maintenance.
  - 2. Installing shutters and painting entrance doors.
  - 3. Repairing an AC drain line in A building. Thanks Chris and Ronnie.
- C. Treasurer's Report
  - 1. Checking stands at \$91,316.63. Reserve is at \$158,566.57.
  - 2. Our CD balance is \$16,658.75.
  - 3. Following our account audits, we are making good progress on collecting arrears. Accounts receivable as of 5/31/2020 was down from last month due to our charming president's past due collections. Thank you Joe.
  - 4. 20/21 Budget – Final assessment totals, payment schedule, notice to owners
  - 5. Anyone who is having difficulty paying their condo fee for COVID-related reason to please contact Joe or Robert. We are more than happy to work with you during this time.
- D. Landscaping Committee
  - 1. Notices, garden violations.
    - i. Concerns were raised about some resident gardens not being kept up. Owners received notices.
  - 2. Volunteers cleaned the gardens one-time only. Thank you Bricks and Barbara (E building) and Carol (F building).

3. The Board expects owners to maintain and keep gardens clean and trimmed or to clear it out and turn it into grass.
4. Plant Kingdom provided one in-warranty tree replacement in front of H building.

#### E. Old Business

##### 1. Carpet Estimates

- i. The Board wishes to prioritize the carpet situation in the H1-4 building.
- ii. The seam is ripping apart and cleaning does no good. We will call for bids for 1<sup>st</sup> floor landing and entrance.

##### 2. Pool

- i. The board regretfully had to declare, by vote, the pool closed for the season. We can not open under terms given to us by the Health Department guidelines and restrictions. The pool will be covered and we will receive reimbursement for services not used on our maintenance contract. Notices have been distributed to owners.

#### F. New Business

##### 1. D Building Roof

- i. A resident in D building reported water damage on his ceiling. An inspection by Salem Square revealed a leak in the roof. Our roofing vendor performed an infrared scan and detected a significant increase in the water damage, compromising 25% of the roof.
- ii. The Board determined our best course of action is to replace the entire roof this year instead of next year.
- iii. The Board worked out an agreement with the roofing company to pay for both roofs by 12/31/2020. Modified contracts will be signed shortly and includes a 10 year warranty.
- iv. The Board asks your patience and support as we evaluate curbing new projects, including holly trees, to enable this important decision. We will work to decrease expenses and will pull from the Reserve. Next budget year we will re-invest this money back into the Reserve instead of pursuing another roof.

##### 2. Dog Urine.

- i. We have a rigorous standard here (in our rules and regs).

- ii. When residents walk pets on sidewalks in front of our buildings, unseen urine creates brown spots, killing grass.
- iii. Lawn care is expensive and hopefully we all do our parts. The Board asks that residents be responsible for your pets and advise visitors same.
- iv. To review, go to our website, [www.salemsquarecondominiums.com](http://www.salemsquarecondominiums.com) search rules and regulations. See page 14 (pets). Repetitive violations do incur fines.
- v. As a reminder, the front of the property (along D and H buildings) **is not** an approved location to exercise your pet. When crossing along the front of the property, promptly walk your dog to an approved area. Do not stop to exercise your dog.

### 3. Cameras

- i. We discussed the operation of the outside building cameras.
- ii. Our vice-president, Bricks, with his telecommunications experience will look into variables

### 4. Bike rack

- i. . At this time, we are not considering installing an outdoor bike rack.
- ii. One rack would not be sufficient for our population and we don't want to spend money.

### 5. C Building Basement

- i. We are attempting another clean-out. Please mark items outside your storage.
- ii. Unmarked items will be cleared out in 30 days. Notices posted in each building.

### G. Adjournment

Meeting adjourned at 8:20pm.