

Minutes- SWCA owners meeting 10/9/18

Meeting was called to order slightly after 7 pm – present were Burt Sagen, Bob Zapo, Steve Selmants, Bill Schoenstein and Frank Vincent –missing were Larry Yarcheck and Nick Pappas.

A quorum was once again not possible as we only had 122 units represented by sign in or proxy, needing 171.

Bill spoke of the ongoing problem we have had in achieving a quorum to conduct official business. The current by-laws require 51% of units be represented by proxy and/or in person attendance at the meeting. The Board alerted all unit owners of the problem, in writing, and gave the owners the opportunity to vote and change the 51% to 45%, which would have solved the problem for the past three years. We needed 255 yes votes, but unfortunately we received 169 yes and 28 no votes. The by-laws will remain unchanged at this time.

Bill read the minutes from the last meeting –

He spoke of the continued concerns about electrical costs, how we are finally complete with all LED exterior lights and how our security system is up and running well.

There was discussion on how to monitor electrical usage – with Bill reporting that to rewire all six buildings to individually meter the 340 units; the cost would be in excess of \$500,000.

There was an offer from the gallery that this could be done substantial cheaper with newer technology, with no real details given or company names. If the base line costs for electric with no parasitic consumers is \$ 20,000, we need to weigh the cost of a monitoring system against a max potential pay back of \$ 10,000. Several unit owners offered to pay extra for the ability to use and run a dehumidifier- we need to offer this formally and Bob Zapo stated he would look into producing some type of chart to bill for these devices. There was also discussion on changing over the old long tube fluorescent light fixtures in each owner's units to the more efficient LED bulb style.

There was also discussion on delinquent maint fees; a unit owner requested that we reveal the names of unit those with delinquent accounts. The Board's long standing policy is to not reveal this information in order to protect owner privacy, and to also not interfere with a formal collection process that may have already. Bill spoke of how we put liens on the units and do not let attorney fees slide.

Melanie reviewed the financials and we noted an error on the "utility reimbursement" section – it is way too low at the stated \$ 2,000 (our air duct tenant pays more than this alone)

Bill reviewed the presidents report – how buildings A & B had been painted for \$ 15,950, how weeds were difficult to stay ahead of, other repairs around the property were discussed by Eric – specifically the failed roof sheets from 620 construction and how we choose not to file a claim with Westfield insurance on this repair. We also replaced soffits and fastening structures to correct building defects

Bill discussed the renter who was living in the units with 3 dogs and how our security system caught him dumping his tanks in our drain system.

Steve discussed the 2 contractors he is in communication with regarding snow removal – the latest quote states 1" of snow accumulation by Ed Topple of Eagle Property Maint, who is the current snow contractor for the 1096 association. Ed quoted \$ 420 if allowed to push to the south, and \$ 525 if not. Our current vendor charges \$ 700, but said it would be about \$ 100 less if he could push to the south.

It was pointed out our current vendor's quote, which Steve does not have a copy of, states 2-3 inches as the trigger point. Steve feels a meeting with both contractors along with Eric and Frank is needed (possibly with Dave Smith also) – Eric feels you cannot do the job without heavy equipment to move snow – which eagle does not have. I disagree. Dave Smith offered to speak to Jody's father to gain the approval to push snow to the south and was happy we were considering to work together to obtain one vendor for the whole complex. Saving both associations money in the process. Steve will be in contact with Dave to achieve our best price and set up this meeting with Eric and Frank.

Bob and Frank reviewed the driveway project with Dave Smith adding comments – we only have one bid at this point from Perrin Construction –Bob felt a few more were possible in the next 2 weeks – it was stated by several board members and the audience there is no need to wait on the assessment – we have a strong feeling what the total will be and waiting will not help. \$ 850 or \$ 860 seemed to be the number we agreed to.

There were some comments from the crowd at the end expressing appreciation and congratulations on what the board has accomplished – and how the nature of the meeting did not have the conflict between associations as in past meetings. With only one constant complaining unit owner thinking we were paid and should resign due to our inability to achieve a quorum. Bob has his phone number and will call him in July for his excuses.

Overall a very good meeting with good direction moving forward.

The meeting adjourned just short of 9:30 pm

Steve Selmants – interim secretary