

1027 Arch Street Condo Association

Homeowners Meeting

September 21, 2016

Attending: Angela Unoarumhi, Dorothy Leung, Laura Marconi, Margaret Dardy and Chuck Holdeman, Ron Lucente, Guy Orens, Jessica Brown, Neil Shupak, Luella Tripp, Ying-Huei Wu and Daniel Parmenter, Pamela Moss and Everett Hill, Dana & Stuart Harper, Anson Nichols, Geri Lincoln

Lou Seitchik, President of the Homeowners Association, was unable to attend. Guy Orens led the meeting and collected the ballots for the Board election.

Maintenance Issues

1. HVAC problems were frequent this last summer. Guy explained that when the temperature is so high in the summer, this causes problems with the heat pump system. Many, but not all residents, had problems. Over the last summer, two fans that circulate the water in the system both failed at different points and were fixed. Then one failed again as a result of a soldering problem that was unknown at the time of previous repairs. One solution during high temperature periods is to bring cold water into the system. This was done this last year, manually. Orens is looking into an automated system to bring in the cold water.
2. There are also heat pumps in individual units. Some of these are the originals installed in 2004-5, and are beginning to fail. Homeowners are asked to call Orens if they believe their pump needs replacing.
3. Regarding window repair/replacement and painting: This is still a work in progress. A survey is going out tomorrow to ask for information about windows from owners. Neil pointed out that this has been an on-going issue for an extended period of time. Guy indicated that some repairs have been made but they are still working on a plan for an exterior specialist with a boom to do both the façade work and the windows.
4. Air flow (A/C) in hallways. Guy indicated the hallways had been turned off, but should all be back on. Neil asked to check on the 7th floor where it was still off.
5. Back hallway: Restaurant tenant has not been responsive in agreeing to fix the floor. Neil suggested that we do the work ourselves (Orens or a contractor) for the floor, and the painting of the walls and ceiling tiles. Then send the bill for the floor to the restaurant. There was general agreement this would be a more expeditious approach.
6. Trash rooms and lack of ventilation: Angela asked if there was any way to ventilate the trash rooms. Guy said they would look into it.
7. Trash in window well of the building next door: Considerable trash was left by construction workers in the window well during construction of the building next door. It can be easily seen from the 3rd floor. Guy said they would look into requesting the neighboring building to remove it; or perhaps just go in and do it themselves.

Roof Deck Update

Geri reported that a permit from the city department of Licenses & Inspections (L&I) has been submitted, but we have not yet had a response. She also reviewed the plans for the roof deck

and the suggestion to “encapsulate” the roof, instead of trying to remove and replace the existing roof.

Neil suggested that the existing roof should be evaluated for its potential on-going viability in order to know if it may fail on us soon. Guy mentioned that some of the cell tower equipment that is on the roof will come off soon. This might be a good opportunity to check the condition.

Pamela asked if there is a limit on what the Board can approve on its own authority. Guy didn't know, but emphasized that the Board intends to bring the roof deck final proposal before the homeowners rather than make its own decision.

Financial Report

Guy indicated that our reserve account is in the normal range of about \$200,000. They are currently putting together the 2017 budget. Pamela asked how we know if the reserve account amount is sufficient. Guy indicated we would need an engineering study on the condition of the building to be able to better forecast major maintenance issues.

Noise Issues and Third-Party Verification

Guy described some problems that have occurred with excessive noise by some residents and the need for some kind of verification by a third party in order to better exercise leverage over any offenders. The current process has been for the resident bothered by noise to register a complaint with Orens. Orens then sends a notice to the offending resident, if known, and tries to get some dialogue going between the parties. They have determined that this would be more effective if we had a third party verify the noise level, preferably from the residence of the person(s) complaining. After much discussion, Luella agreed to be a third-party verifier and to go to others' units to verify noise levels, even if it occurs late at night. Angela volunteered to be a back-up verifier. Guy will have Diane reach out to them to set up the process, then notify residents of the process.

Board Member Election

Chuck Holdeman was elected as a new member of the Homeowners Board, replacing Luella Tripp.

General Discussion:

Luella reported that she has been asked to attend a community meeting with the Hilton Garden Inn, the Convention Center and police regarding crime in the community on September 30.

Other topics discussed, but that did not result in any decisions or particular actions:

- Loitering on the front steps
- Front steps needing a power wash.
- Dealing with air drafts through the windows.
- Maybe the homeowners should meet more frequently than once/year?
- Mail room packages piling up frequently.