

Subject	1027 Condo Owners Meeting Minutes
Date and Location	12-12-19, 7 PM, Garden Room, Hilton Garden Inn
Attendees	Ron Lucente, Chuck Holdeman, Geri Lincoln and Gordon Bermant, Stuart and Dana Harper, Jimmy Pelt, Margaret Darby, John Guo, Joan Ramm, Stanley Eng, Ben Zhang, Elizabeth Nichols, Marconi, Luella Tripp, Helen and Neil Shupak, AJ Schmaltz, Robert Micheletti, Pamela Moss, Marlyn Quinn, Dwayne Brown, Buu Ly, and by phone: David Oluwo, Guy Orens, Lou Seitchik, Chad Thompson , AJ Unoarumhi, Ken Smiley; the board's regular lawyers were unavailable and Michael Sutlin (sp?) attended in their place

Notes:

Chuck Holdeman was re-elected to the board (unopposed.)

Ron described financials including 2020 budget and HOA increase (13.62%) and various expenses including "maintenance other" as shown in the 35 page agenda emailed to owners.

Then he described the history of assessments: e.g. the basement issue was expensive and ate up the previous assessment.

Windows- failed panes have been replaced.

HVAC- repairs went over budget, also basement sprinkler, and facade repairs, leading to current shortage of \$85,000.

Ron referred to how assessments have been spent, as noted in the agenda.

So we have a shortfall, plus a needed roof, and also the lead remediation. The draft assessment, as noted for each unit, shows the worst case number. Remediation sharing is still under negotiation with the developers, including work alternatives from AET. The result may lower the assessment.

Ron explained reserve account activity since inception, page 8, with discussion of how reserve is funded and what the level should be. Long range expenses were touched upon, and the future decision about "pre-funding" the reserve, versus relying on assessments. There was a question what the reserve funding should be- Ron suggested maybe \$250,000, and so we are below that currently at about \$177,000.

Lead: currently under negotiation what common areas may be assumed by the developer: discussion of association taking care of all in-unit pipe remediation, with the developer possibly doing the hallways and stairs. Final dust testing will be part of end inspection. An owner can use Bluestone or another contractor to remediate unit walls, etc. anytime. John Guo expressed concern about chipping of non-lead paint. AET recommended remediation of any chipping.

Question whether developers are considering unit remediation- answer is no, because of statute of limitations. An owner felt 2nd floor pipes were never properly painted. He requested review of negotiations which Ron provided, including 10-year statute of limitations, which kicked in when the developers turned the units over to their owners. Discussion of negotiation such that maybe the developers will possibly cover more than half the painting cost for common areas. Question about seller who already remediated: the association paid \$350 (for sprinkler pipes in mechanical closet), and she paid under \$1000 for her own surfaces. Ron spoke about connecting to Bluestone by owners, info to be provided. AET should have revision of work this week, then followed by further negotiation.

Windows: DelVal has replaced panes. Architectural window company came in and recommended full replacement @ \$960,000. It could be phased in (with historical commission approval.) An owner discussed need for wood replacement. Ron referred to not having found anyone to deal with just the wood. An owner asked how many people have needed panes; Neil referred to his not adequate sill repair. More discussion of window responsibility and strategy. An owner suggested that the sills had not been painted often enough. No decision taken on window replacement at this time.

Delinquent fees: bylaws were not changed but a new policy would enforce strict deadlines for payment plans. Ron referred to the one unit which is one-year delinquent, and which now faces legal action. Ron went on to justify the fee schedule.

Basement flooding: Ron explained the 2nd floor solution. Buu referred to the "kink" in the sewer line, perhaps under the sidewalk- needs to be addressed. Not known if a city line is at fault.

Buu also referred to the stolen packages via basement. So now Buu must always go down with an employee. Evidence about recent thefts has been given to the police. Buu referred to needing to constantly service his hot water heater and sewer. He also expressed desire to work with association on problems- need for more communication about the basement, the sewer, and the hallway.

Ron referred to mail box revision, package issues.

Discussion of water, mold, need for hot water heaters to be replaced. Desire for survey of HVAC, etc. age and "shelf life." Owners need to be made aware of looming replacement responsibilities, including heater unit, hot water heaters, and toilet seals. The latter two affect other apartments if they leak!

Buu referred to work on Appletree Street; the grading has helped a little in terms water nuisance.

Discussion of possible process for hiring a different management company.

There is a desire that the board be notified when there is a new unit owner in order to facilitate communication.

meeting adjourned 8:48

Action Items:		
Item	Due Date	Responsible Person(s)
finish lead remediation cost sharing negotiation	ASAP	Ron, board, developers with input from AET
provide Bluestone contact info to owners to enable painting work	ASAP	Ron
address basement flooding including "kink" in the line to the street; determine whose responsibility	ASAP	Chad, a plumbing consultant/inspector, then the Association, and possibly the city
increased communication between the restaurant, the board, and management	ongoing	Buu, Ron, Guy
draft message to owners about replacement issues- unit equipment	asap	board, then Diane