

Minutes of the 1027 Arch owners meeting November 21, 2017 in vacant unit 406.

Present were Guy Orens and Board members Ron Lucente, Chuck Holdeman, Geri Lincoln and Angela Unoarumhi,

owners present: Margaret Darby, Ken Smiley, Sr., Evert Hill and Pamela Moss, Neil and Helen Shupak, Mahari Bailey, Dana and Stuart Harper, Robin Barone, John Guo, AJ Unoarumhi

Finances

Guy announced that the budget for next year will be available in December. This year proceeded basically as predicted, with some unexpected repairs. The current accounts of the Association were reviewed.

Repairs

Ron reported on the current condition of the building's cornice, and needed exterior repairs. An engineer's report and number of proposals for the exterior work to be done were discussed. In addition, a few avenues of paying for this work were discussed involving a proposed combination of special assessments and loans. Other building issues (windows, roof, basement) were discussed.

Survey results

Ron reported. Getting a roof deck had a lot of support. Costs involved in a deck project were discussed. Ideas for the basement for common use space had some support. Discussion continued around ideas for amenities to add value to the building and individual units.

Condo resale values

Further discussion of other condominium units in the area relative to 1027 arch with ideas suggested for increasing value and associated effect on monthly condominium fees. Discussion of current financing available to the building. Our building is not Fannie Mae approved (FHA yes.) PNC has done a mortgage for a recent buyer.

Election results

After counting ballots Ron announced election of board members: Angela Unoarumhi and Geri Lincoln, the only names on the ballot for two vacancies, were elected. Luella Tripp had been appointed to fill out the balance of Lou Seitchik's term.

Further discussion of the growing number of package deliveries in the mail room with ideas on other locations to store deliveries. Further discussion of resident Move-in and Move-out issues. Meeting Adjourned.