

Oak Park Townhomes Association

Board of Directors Meeting
Thursday, April 23, 2015

Attendees:

Donna Leudesdorf, President

Kathy Giesen, Vice President

Diane Krause, Treasurer/Secretary

I. Call to Order

- Call to Order at 7:04 p.m..
- Approval of Minutes for April 13th meeting, postponed minutes will be completed next Tuesday

II. Discuss approvals for the following:

- Painting Bids
We have received three bids: Gaviotas Painting LLC, Fitzpatrick Painting Inc. and Ace Classic Painting Inc.
Discussed the pro's and con's of each bid: pricing, paint quality, scope of work included in the bids.
Diane made a motion to approve the bid for Fitzpatrick Painting Inc., at the 10 year warranty price point which is \$14,240. Kathy seconded the motion, passed unanimously.
The Board will request Sterling set up a meeting with the contractor to discuss the following:
 - Paint colors
 - Painting of privacy fences (dividers on lower patio's between units) that are in good condition only
 - Moss and mold treatment, this is discussed in the bid, would like to discuss in person
 - Ask about buildings that need 10 chimneys painted, and roof trim that needs to be painted, would they be willing to provide bid and complete at same time?
 - Caulking, this is also mentioned in the bid, but want to discuss with contractor
- Moss roof Treatment, Units 30-36, and 23-26 (three buildings)
The moss is very bad on these buildings, the hope is to preserve the roofs until they need roofing in 2016 or 2017.
Diane makes a motion to approve bid from Glass Spray to treat moss on these three buildings for \$750. Kathy seconded the motion, passed unanimously.
- Moss on mansards (shingles on side of flat roofed buildings). Kathy makes a motion to approve Glass Spray bid for spray treatment of moss on all the mansards throughout the complex for \$1,725, project to be completed in June. Diane seconds the motion. Passed unanimously.
- Welcome packet review
Thanks to Tommi Drake (owner, volunteer) for taking on the task of updating the Welcome packet.

It was brought up whether we should change the pool rules to change the number of guests allowed **per unit** at the pool. The rule is currently “2 guests per unit”.

There was a discussion of the pro’s and con’s of increasing the number of guests per unit. There is concern that the pool is for the enjoyment of all homeowners and that the number of guests does need to be limited to provide availability for the owners. It was also brought up that it can be difficult when family members are visiting, to enjoy the pool without violating the rules as they currently stand. For example, a friend is visiting with a small child, do you leave one of them behind if you wish to swim?

A suggestion was made that we can change the rule to “4” on a trial basis. This will require the pool rule signs to be update.

Kathy makes a motion to change the rule to “4 guests” per unit.

Diane seconds.

Vote passes with two in favor 2 in favor, one opposed.

- Backflow testing bid from NLS

Kathy made a motion to approve NLS backflow testing bid for approximately \$600.

Diane seconds the motion. Passed unanimously.

The bid is approximate, as we couldn’t remember the exact number of units that are required to be tested, there are 19 or 20?

- Kelly’s bid for dry rot repair

Add to agenda for regular meeting. Dry rot needs to be replaced on buildings slated to be painted.

- Reviewed bid from our landscaping contractor, NLS, for bark for \$4,912, board will seek more clarification.

Discussed using the savings from our monthly landscape costs to make improvements to the property. Kathy agreed to talk with NLS.

Adjournment at 9:17 p.m.

(Recorded by Diane Krause)