

Report Of
Executive Committee

April 16th

Remote Meeting

10 AM

In attendance were Mike Fenske- Chair, Lou Ohly, Wayne Jasperson, Jan Kauphusman, Dan Bredesen, Maintenance Supervisor, and Stacy Wilhelm, General Manager.

Hearings- The committee reviewed the pending hearings to evaluate whether they could wait until the pandemic has passed. It was decided not to wait due to the safety concerns with these violations. Management will reach out to the three units to arrange for remote hearings.

Flooring Variances- The committee discussed current resident policy 2.11:

The floors in every Unit above the first floor must be covered with carpeting, except for the kitchen, bathroom, utility room, and entry floors.

It was further discussed that owners either request a flooring variance from the building's board or install the prohibited flooring without the Board's consent and Management's knowledge. It was agreed to update the current policy easing the process for owners and re-enforcing noise abatement responsibility of unit owners.

Staffing Update- The committee was informed that the staff has been approved for unemployment due to the reduced hours during the pandemic. It was further noted that this would positively benefit reserves if owners were able to maintain payments during these difficult times.

Financial Planning- The committee was made aware that the office has revised two requests for reimbursement or a decrease in HOA fees due to the Recreational Buildings being closed during the pandemic. It was noted that even with the building being closed, the expense of the building does not decrease enough to warrant action. Maintenance continues to check the pool and use little chemicals to keep it regulated, also the lighting and heating have been adjusted while it is closed. Additionally, the office has been urging residents to stay current with their dues or seek outside financial support if needed.

With nothing further to discuss, the meeting was adjured.

The Executive Committee proposes the following motion be made at the next Master Board meeting:

1. Updated General Residents Policy 2.11. to:

Unit owners can install appropriately cushioned float type flooring with the understanding that all unit owners are responsible for noise abatement should complaints arise. This applies to current and all future occupants and owners of the unit.

Respectfully,

Stacy Wilhelm