

Special meeting of the HOA Board of Directors

December 28, 2021, 6:00 p.m. Due to the weather, the meeting was conducted by ZOOM. Present were: President David Aries, Vice President Carol Sabatke, Secretary Pam Burton, Linda Castiglioni, Kevin Castiglioni, Jill Bailey, Kay Aune, Carole Kent-Kickof, Christina Block, Jan Bailey

After the walk-through of the building by several board members last week, Linda brought the information to the board for approval of steps that need to be taken in our building remodeling plan.

Step 1. Door hardware – to purchase and have Paul's Lock and Key rekey them to work with the master key locks. Carol made a motion to accept this plan. Kevin seconded it. Motion carried.

Step 2. Apartment door numbers – Pam is going to look for numbers and will report back within a month

Step 3a. Lights will be installed in trash chutes. Pam moved to accept the plan. Christina seconded it. Motion carried.

Step 3b. To add an electrical outlet in the lobby. Carol made a motion to accept the plan. Jill seconded it. Motion carried.

Step 3c. To switch all the outlet covers in the common areas to white. Kay moved to have this done. Jan seconded. Motion carried.

Step 4. To stain wood in the common areas as needed. Refresh stained wood in stairways. Pam made a motion to accept. Christina seconded. Motion carried.

Step 5a. Paint colors – white doors.....gray walls.... Carol made a motion to accept the color choices. Jill seconded it. Motion carried.

Wherever there is now brown paint (elevator doors and frames) will be a darker gray Jan moved to accept these colors. Jill seconded it. Motion carried.

Step 5b. We will need a dumpster and a port-a-potty for the job. Kay made a motion to have these things on site. Jan seconded it. Motion carried.

Step 5c. Painting will be bid out once we get numbers. Jan moved to go ahead. Kevin seconded it. Motion carried.

Step 6. Replace access covers and HVAC registers in common areas. Carol made a motion to go ahead with this. Jill seconded. Motion carried.

Kay made a motion to accept the timeline for 2022 work to be done. Jill seconded it. Motion carried.

The plan for 2023 will be flooring after all the painting work is done. The flooring plan will include flooring and baseboards, carpet tiles in hallways, rolled carpet on stairways. Rugs will be placed on all tiled floors during the winter to prevent anyone slipping and falling on wet floors.

A motion was made by Pam to focus on painting needs for now. Carol seconded that and the motion carried.

Linda is checking with the company concerning the ceiling fan in the north entry that isn't working correctly.

The meeting was adjourned at 7:07 p.m.

Submitted by Pam Burton, secretary