

## **The Lofts at Wetherington Condominium Owners' Association, Inc.**

**Meeting Type:** Monthly Board Meeting

**Meeting Date:** Wednesday, January 11, 2023

**Location:** Virtual

**Opening:** The meeting was called to order at 5:30 p.m. by President Adam Ross. Present were Adam Ross (President), Jane Staubitz (Vice President), and Amanda Lemcke (Secretary). Millie Edgington represented Advantage Property Management, Inc.

**Minutes of Last Meeting:** The minutes of the November 16, 2022 regular meeting of the Board was reviewed. Jane made a motion to approve, Amanda seconded the motion. The motion was approved unanimously.

**Financial Reporting:** Millie with Advantage will be picking up the materials from Management Plus on Friday, January 13, 2023 and will email the Board the December 2022 financial.

### **MANAGEMENT ACTION ITEMS:**

1. Maintenance: Jane made a motion to approve Frank with Advantage to be onsite 2 hours a week to perform maintenance or cleaning. Adam seconded the motion. The motion was approved unanimously. Millie and Jane will meet on Friday, January 13<sup>th</sup> to discuss expectations such as door closure repairs, light plumbing, inspect all vents, caulking, painting, some electric work, trash pick-up etc.
2. Set up zoom Board meetings and a community calendar.
3. Inspect supports on 7331. Premier Construction repaired, but they seem to be bowing.
4. Set up a clubhouse calendar for reservations. Collect the deposit and work with the clubhouse volunteers who walk through with the individual renting.
5. Schedule meeting with Jackie Patrick and Emilio Perez for February 1<sup>st</sup> at 3:30 with the Board at the clubhouse to discuss clubhouse rental policy and give them a key to the Clubhouse for reservations.
6. Update delinquent list and contact any owner who is delinquent.
7. 1099's will be mailed out by Advantage Property.
8. Send violation letter to an owner with an abundant number of packages blocking the hallway.
9. Inform Davey Tree Service that we do not wish to treat the Ash trees.
10. Obtain bids for additional drainage and pop-up drains for buildings 7329 and 7331.
11. Follow-up with attorney on possible foreclosure.
12. Prepare hallway sheet with basic info and meeting dates.

### **BOARD ACTION ITEMS:**

Amanda – Newsletter to include meeting dates, building captain volunteers needed, possibility of a community wide garage sale.

Jane – Meet with Millie to go over maintenance list.

### **BUSINESS CONDUCTED BETWEEN MEETING:**

1. <https://the-lofts-at-wetherington.com> website was approved unanimously by all Board Members.

### **OTHER ITEMS:**

Board Meetings from March through October will be held in person.

Jane presented a maintenance budget which the Board approved.

Jane presented the idea of having volunteer building captains. Board approved.  
Amanda will include in newsletter.

Millie asked and board approved that owners be given a few days extra leniency on January HOA payments if they had issues implementing changes in auto pay amounts. Advantage will try to call as well as send delinquency letters in January.

**Adjournment:** The meeting was adjourned at 6:28 p.m.

**Next Meeting:** Wednesday, February 8, 2023 at 5:30 p.m. via Zoom