

APPROVED MINUTES
CHATEAUX DE BARDMOOR CONDOMINIUM ASSOCIATION, INC.
REGULAR MEETING – February 9, 2023 – 11:00 am

1. **Present** were Howard Picotte, President, At Large; Jeff Kay, Treasurer, #8; Frank Bonura, #10; Erika Boardman, #3; Marci Gallagher, #9, Jim McCabe, #2, and Jim Monroe, #7. John Scheldt, Vice-President, #1; and Gayla Larson, Secretary, At Large, were absent. Linda Loud, representing Resources Property Management, was also present.

Owners present were Catherine Rehberg, (#1); Millie Cassell (#3); Dawn Elsea, JoAnn Kordas, and Marilyn Sheehan (#7); and Carolyn Jarotz (#9).

A quorum being present, President Picotte called the meeting to order at 11:00 am.

2. **Minutes**

Motion: On motion made by Jim McCabe and duly seconded, the board unanimously ratified the minutes of the January 26, 2023, meeting as presented and previously approved via email.

3. **Property Manager's Report/Remarks**

Linda Loud delivered her Manager's Report as follows:

- **Swimming Pool:** The Pool Works confirmed that the pool resurfacing project is scheduled to commence on June 5th of 2023. Also, there will be no price increases to the approved contract total \$29,478. The only additional cost would be for any unforeseen issues once the pool is drained and evaluated; this would be in the form of a change order. (This will stay on Management Report until Pool Works completes project)
- **Pink Wall:** Natalie Noble, Shadowlake Management was contacted regarding pink concrete wall which belongs to Associations 4, 5, and 6, and RPM took pictures to confirm. Carport does not belong to 4 and 5 according to manager. The tree has been removed. Quotes are being collected to repair the wall. RL James has been contacted as well as Munyan. RL James rejected the job. Attached to the board meeting packet are two quotes that were received to begin reviews on.
- **Fire Inspector:** The fire inspector did return on site and stated there was one last item that was not corrected so the association still has not received their passing inspection. Each condo building has to be equipped with a fire extinguisher. The board and I are looking into options to purchase this equipment as they have provided specifications on what kind of extinguisher can be installed.
- **Windowsills:** Munyan provided a quote for the windowsill repairs needed for 8401 and 8321 Annwood. The cost of this to be completed is \$2,400. Lowes also prepared a quote and theirs came in at \$550 supplied as a part of meeting packet.
- **Palm Tree Trimming Quotes** - Meadows, Ergonomic Tree Care, and S&S Lawn services have been contacted concerning the palms. Meadows has no problem supplying the quote for this year's trimming. Ergonomic said that they are not able to get out there and do a count of trees and that if I want to just share another quote with them, they can bid from there. S&S will be on site with Ms. Thomas tomorrow to do the count and get it over for comparison to Meadows. Two quotes were received and are attached to the meeting packet.

4. **President's Remarks:**

Coyotes are active throughout our property, and there are more than one. Mr. Picotte will be gone February 18-26. An owner questioned the ability to have a "garage/estate sale." After discussion, the board determined that we would not allow such a sale or even allow rental of the hall to facilitate a personal "garage sale." Only inside the home sales are allowed for an estate sale, limited to two days.

Motion: It was moved and seconded to allow a garage/estate sale, one per year but nothing may be outside the home. Signs can be put out the day of the sale. The sale can only be for Saturday and Sunday only from 9am – 4 pm. The motion was approved.

5. **Treasurer/Rec Hall Manager Remarks**

- Petty cash is now back to \$467, and Mr. Kay turned in \$975 in rental checks today. He also has a check from the Greenery to cover a past-due bill of \$615.29 for irrigation expense.

- Mr. Kay was given pictures of trees from Association 9 which are planted close to the foundations. He gave the pictures of tree to Ms. Gallagher. Unit 8089 Candlewood needs a letter telling them to remove those trees which were not approved.
6. **Unfinished Business:** Bids are still coming in for palm trimming and wall repair. We are waiting for additional bids for the fire extinguishers needed. Our cut-off date of February 17 is flexible.
 7. **New Business:**
 - Pool/Library Key Policy Clarification:** The \$10 deposit does not pay for the key. The actual cost of a key is \$13.50. The publications need to be adjusted to reflect “cost of the key” rather than a dollar amount.
 - Motion:** It was moved and seconded that the wording in our documents will be modified to reflect the “cost of key” rather than a set amount.
 8. **Director Comments, Improvements, Remodeling and/or Sales/Leases**
 - #1 Not present
 - #2 Website: Mr. McCabe has adjusted the website going forward. Send requests to him for improvements, etc.
 - #3 Ms. Boardman has an issue she would like to raise. The concern is for handicap access to the front and back of the building so the owner can exit the building. She would like to have someone configure an exit for the front door. That person can put in a request to have a ramp installed at her expense. She asked if access to the pool for her should be required for the association. This is not applicable to our organization because it was built prior to the ADA initiation. When the pool is reworked in June, consideration may be given to such an accommodation.
 - #7 Mr. Monroe urged people to use something to clean their drains. He feels we should be building a “reserve” to take care of tree infringement on our buildings. He would also like to see a group effort to take care of gutter cleaning and gutter guards.
 - #8 Pest control has been called for three units, and rat bait boxes have been put out. Everyone should keep their pets inside to avoid any possible poisoning of these pets.
 - #9 Resource Management will decide if a letter needs to go out to the owner of the unit which planted trees close to the foundation.
 - #10 Termite inspection is scheduled.
 9. **Unit Owners Comments:** none
 10. **Next Meeting**

The next meeting is scheduled for Thursday, February 23, 2023, at 11:00 am.
 11. **Adjournment**

There being no further business to come before the board, the meeting adjourned at 12:10 pm.

Prepared by Gayla Larson, Secretary, on February 9, 2023