

Silver Queen West Condominium Association
Board Meeting in Person & Zoom
September 23, 2022

Directors Present:

Larry Funk, Joanne Gipple and Elaine Johnson, with Lydia Fausset, Paul Gottler, Marsha Hennessy and Angelique Justich on Zoom.

Board Representatives:

Tom Brennan – Property Manager
Eric Nicholds – Basic Property Management, Inc. (BPM)

Call to Order:

President Joanne Gipple called the meeting to order at 2:40 PM.

Approval of Minutes:

A motion was made and seconded to approve the minutes for the May 13, 2022 board meeting. The motion was unanimously approved.

Treasurer's Report

Elaine reported that as of 8/31/22 the association has \$55,570.59 in operating cash. \$489,739.23 in reserve cash, with a total cash position of \$545,309.82.

Manager's Report

Tom reported that the vehicles are in good operating condition going into the winter months. All of the crawl space cold water pipes were wrapped in PVC tape in an effort to eliminate spraying water in case of a leak. Recently there was a sewer issue in Unit 7015 due to a blocked sewer line from a piece of tile in the sewer line. Tom believed that the tile probably entered the system many years ago. Tom reported that crawl space water alarms are working well in alerting him to leaks in the crawl spaces. Tom mentioned the importance of owners installing inexpensive water alarms in their units. West side outside building staining is complete. Balcony resurfacing is complete and for the most part the installation was successful. Tom noted that there are a few seam issues that he needs to address with Travis of DCPS. There have been pest control issues originating from unit 7333. A pest control company has been out three times and the issue is improving. Unit 7034 continues to be an ongoing problem with regard to water issues in the unit. It was reported that the renters are also in violation of parking rules, many people coming and going disrupting quiet time, throwing things off the balcony and unruly behavior. Dog issues also continue to be an ongoing problem.

Parking Update:

Since the last board meeting, Larry revised SQW's Parking Policy. Because of some complications caused by the number of parking spaces available and the original documentation, there is an issue if every owner requested their allotment of hang tags. The property would not have enough parking spaces if every owner were to park their vehicle on a given day at the complex. Larry agreed to continue to work with Basic, board members, and building managers in the development of a workable parking policy that benefits all owners to be discussed at the next board meeting.

Budget Committee Report:

Joanne reported that the 2023 budget includes 4% dues increase. The budget committee worked diligently to keep the dues as low as possible given the number of increases experienced from our vendors. During the budget process the committee had hoped to keep the increase at 3%, but with a 10% insurance increase, increased employee health insurance, labor, professional fees, television & Internet, electricity and gas this was not possible.

The motion was made and seconded to approve the 2023 budget as presented. The motion was unanimously approved.

Old Business:

Joanne stated that it has become more apparent that the board needs to develop a unit inspection strategy. There is a thought that the company that completed the balcony project may have the facility to pick up where the board left off before Covid. Board members also agreed to complete inspections as needed.

New Business:

Joanne received a letter from Jolene Reddell CPA questioning the square footage and factors used earlier to determine dues allocation. Joanne agreed to contact Jolene early next week to get a definition of what was referred to as factors.

Scheduled Board Meetings:

The annual meeting is scheduled for November 12, 2022 with coffee at 8:30 AM and the meeting at 9:00 AM at the Dillon Town Hall. A board meeting will follow at a location to be determined.

Adjournment:

The motion was made and seconded to adjourn at 5:30 PM. The motion was unanimously approved.

Respectfully submitted - Larry Funk, Secretary