

Ridgeview Condominium
BOARD OF DIRECTORS MEETING MINUTES
March 6, 2018

1. Approval of Meeting Minutes

Sarah V. Proposed

David P. Second

All in Favor

2. J2 Building Envelope Report

Presentation by Doug Bredall after visual inspection of exterior. Biggest issue are the decks. Additional concerns: exposed trim work, rotten privacy walls, missing eave vents. Recommendation to upgrade insulation.

Next step: remove vinyl in 5-8 locations to obtain a more detailed sampling for a more concise evaluation. Once completed another assessment of suggested repairs will be proposed. The report will prioritize areas of highest concern.

There was an additional suggestion for attic inspections. With only 15 attic units it was strongly suggested all attic units be inspected to ensure no moisture or leaks are in existence and owners/tenants are not using attics for storage. All attic pipes should be insulated. This will provide an even greater scope of details and is greatly encouraged.

Discussion as to source of funding: select repairs planned per reserve schedule. Others would be from operational funds. Another option is to borrow from reserve account, if needed.

3. Open Forum for Owners Comments

Praise in regard to parking lot stripping, Teufel bark dust project, planting and ice removal.

4. Financial Report

Budget analysis explained per Darcie.

5. Insurance Renewal

American Benefits Insurance compared to Farmer's Insurance. Stronger coverage for less money with American Benefits Insurance.

Sarah proposed renewing with ABI.

David P seconded.

All in favor.

6. Landscape

David P had expectations bark distributed throughout. Building C & D excluded.

7. Maintenance

Stripping concern visitor spaced incorrectly numbered.

8. Announcements

Snow and salt used during snow storm was excellent.

Next Meeting Date: June 5, 2018; 7pm

9. Executive Session if needed

10. Adjournment

Sarah V proposed.

David P seconded.

All in favor.

11. Attendees:

Units: 23, 7 and 45.