

## Woods Manor Zoom Board Meeting

Thursday November 4, 2021

Zoom courtesy of Mark Lauriha

Present: Chuck Sebald, Mark Lauriha, & Sandra Hahn

- I. **Call to order** at 10:30 a.m. by Chair Chuck Sebald: In the wake of the resignations by Board Chair Jay Rust and Board Member Denise Thatcher, the remaining board has elected Chuck Sebald chair, Mark Lauriha treasurer and Sandra Hahn secretary.
- II. **New Complex Management transition:** Chuck is working to equip our new onsite manager Ana to perform her managerial functions, including a temporary loan of a computer. A contract is in place for snow removal with a new vendor who utilizes snow blowing for snow storage rather than plowing. There are problems with trash removal including cumbersome dumpsters that Ana is working on to correct.
- III. **Appointment of new board members to fill vacancies:** The board chair recommends waiting to appoint two new board members until after completing the Woods Manor budget for 2022. Potential candidates include (but are not exclusive to) Beth Eisenman, Paul Goodwin, Ryan Dunn, & Russ Grimm.
- IV. **Contact info for owners:** Chuck authorized board secretary Sandra Hahn to collaborate with Wildernest Accounting to collect contact data from all current owners and make it available to board members. Mark proposed adding a question to the data form as to whether the owner agrees to share their information with other owners.
- V. **Gutters and downspouts:** Permission has been obtained from Ann Logan to enter her unit and use her balcony to access the roof for gutter and downspout cleaning by HM employees. Chuck will confirm Worker's Compensation coverage with Keith at Wildernest Property Management before work begins. It has been determined that the lack of gutter function has been a months-long problem and not caused by the Turner Morris chimney caps crew. Turner Morris will reconnect the heat tape on the gutters and downspouts subsequent to cleaning.
- VI. **Woods Manor Condominiums website:** Len Vest, former time share owner, has historically updated out website. Mark will contact Len to see if he wants to continue in this role, and if so, what compensation he would ask. Mark will at least work with Len toward potentially taking over the website management.

- VII. **Declarations:** Our lawyer Michael Connolly is updating our declarations by removing all references to time shares. He will also draft a letter to all 24 unit owners requesting their vote to approve the changes
- VIII. **Insurance coverage for Woods Manor:** The board thanks Mark Lauriha for taking initiative to get a second bid. Also thanks are due to Beth Eisenman for her exhaustive comparative analysis of bids from Farmer's and from Auto Owners. Chuck moved to sign with Farmer's whose bid was slightly less than the Auto Owners' bid. Sandra seconded and all approved, however Mark's approval was with the caveat that we pursue additional savings via discount by paying a lump annual premium sum if our revenues allow. Currently we have sufficient dollars in reserve, but our cash position in the operating account is slightly less than the current payables, thus a lump sum is not currently an option.
- IX. **Adjournment:** Meeting was adjourned at 11:15 a.m.