

# SPRINGWOOD VILLAGE CONDOMINIUM, INC.

## Board of Directors Meeting Minutes

April 19, 2018

APPROVED

**Board Present:** Barbara Foster, Jeff Domfort, Gerald Frenzel, Debbie Sandt, Diane Mills

**Also Present:** Diane Suchy of Bosshardt Property Management LLC was present

**Location:** Clubhouse

### 1. CALL TO ORDER

The meeting was called to order at 6:01 p.m., Barbara Foster, President.

The pledge of allegiance was given.

### 2. Approval of Minutes

Upon motion by Gerald, second by Jeff and unanimous vote, the minutes from and March 15, 2018 were approved as read by Debbie.

### Financial Report

Debbie gave the financial report for March, 2018. There was \$137,274.63 cash in the Gateway operating account and \$139.35 in the Renasant operating account. The total assets were \$149,969.72 and the total liabilities were \$22,535.59. Expenses for the period were \$9,195.30. Reserve account total is \$431,625.91. The over 90 days accounts receivable is \$2,871.70. Debbie reported that everything is caught up now, there is no money missing. The bank statements, once available, are being sent to Debbie and Barbara. The taxes have been filed. Upon motion by Jeff, second by Debbie and unanimous vote, the treasurer's report was accepted as presented by Bosshardt.

Who owns the unit at 1537 S. E. 27 Street H (Sabrina Ford).

Was the sale closed for Hedges? 1604 S.E. 25 Street A

Management Report – Diane submitted a written management report. Diane to obtain quotes for new entrance sign.

### 3. **New Business – Leases/Sales** – Upon motion by Debbie, second by Diane and unanimous vote the following leases were approved:

**Leases:** Williams to Vorisek & Bush – 1526 F  
Bookholden to Isaacs -2567C  
Mohseni to Valeo – 2558 G

**Sales:** Federal to Colon Mercado – 1548C  
Hedges to Remsen – 1604A

**Maintenance Report** – Todd – Ellzey fixed shut off valve at Shiela Leary's mother's unit 1562 S. E. 27 Street, Unit E. Yero fixed leak from upstairs kitchen sink. Davis broke off shut off valve. Repaired by Ellzey, charge owner, Wingo.

1514G – not screened. Ciraco replaced meter at 2558. Roof at 2567 should be complete tomorrow. The gutter at 1525 was repaired. Working on hallway painting. Todd will speak to Ward about getting bid for architectural shingle instead of 3 tab. Maurice Senior asked about a repair to his ceiling

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2558 S. E. 15 Avenue, Unit G – Issue with large dog. Upon motion by Barbara, second by Debbie and unanimous vote, the tenant can stay but the dog must go. If the dog comes back, it must be screened and board must be provided with dog's certification

Diane Mills wanted to know who was responsible for picking up plant debris. The board discussed the issue and if it is trimming that the landscaping company did, they will remove. If the clippings are from plants that owner planted, the owner would remove the clippings.

Ann Laplante requested a new concrete pad for dumpster.

Upon motion by Debbie, second by Gerald and unanimous vote, the meeting was adjourned at 7:15 p.m.

Respectfully, submitted by Diane Suchy of Bosshardt Property Management, LLC.