The Colony at Edina Board Meeting Minutes

August 18, 2020

**Opening**

The regular meeting was called to order at 7:04pm on August 18, 2020 in The Colony Commons by Jeff Hamm.

**Present**

Jeff Hamm, President, Mariah Shriver, Treasurer; Natalie Ionescu, Secretary; Kelly Neff, Hailey Ciardelli, Cindy Schneider, Michelle Blessing

**Absent**

N/A

**Approval of Agenda**

The agenda was unanimously approved as distributed.

**Approval of Minutes**

Hailey motions to accept the July minutes and Mariah 2nds. The minutes of the previous meeting were unanimously approved as distributed.

**Treasurer’s Report**

|  |  |
| --- | --- |
| **Account Balances** | **July 2020** |
| Operating Checking | $158,130.85 |
| Operating Savings  | $39,907.66 |
| Replacement Reserves | $205,351.52 |
| CD Replacement Reserves | $244,941.35 (CD and savings)  |

* October budget meeting
	+ Will meet Tuesday, October 13th from 6-8pm
* Treasurer’s manual being developed with:
	+ Monthly process
	+ Annual process
	+ Staff info and pay plus benefits
	+ List of accounts and locations
	+ How to’s: changing signers, accessing accounts, audit information
	+ FAQs
* Jeff motions to accept the Treasurer’s Report and Kelly 2nds.

**Management Report**

* Interior door painting in 6301 will commence soon
	+ Color chosen: Blue
	+ Next building will be 6304
* Kevin will start the stair repairs soon
	+ Removing each step, soldering and welding metal, putting stairs back on and making them structurally sound
* Tree trimming to be performed within next 2 weeks
* Birch tree near 6324 removed already as storm damage put it in danger of falling into unit window
* All common area carpeting has been cleaned
	+ ZeroRez informed of alarm later that evening due to van running in 6328 garage, if charges are assessed by emergency services, we will look to ZeroRez for remedy
* All association notice went out to make window frame/screen/door repairs before cold season
	+ Some people didn’t receive this, Michelle will send it out again
* Julian has cleaned cobwebs from common entrances and cleaned common glass
* French drains have been installed and grass seed put down
* Almost half of the units have registered vehicles and pets! Yay!
* Pool cover has been fitted and posts installed – we are ready for winter
* Working on furnace inspection notices,
	+ We need quite a few - some go as far back as 2020

**Action Items**

* Reserve study
	+ Kelly makes a motion to accept full proposal of $4,900 and $900 for preventative maintenance plan from Building Reserves and Cindy 2nds. Board approves reserve study

**Old Business**

* Proposed changes to governing documents will be discussed at closed meeting

**New Business**

* Should we increase rent for 6421 unit?
	+ Current rent is $1250/month, we want to raise it to $1450/month and change to yearly term
	+ Mariah motions to approve raise to $1450/month with a year lease ($17,400/year) and Hailey 2nds. Board approves raise in rent for 6421
* Should we increase laundry price or switch to card readers?
	+ Currently charge $1/wash
	+ Michelle got a quote for card-reader laundry system and it would be around $12,000/laundry room - yikes
	+ We will revisit this idea at a later date
* Should we change common area carpeting to laminate flooring?
	+ This would increase the risk of slips/falls and noise complaints
	+ When we do have to replace carpet, it might be smart to look at carpet tiles
* Homeowners using gallery garage dumpsters
	+ Tabling this for now
* Potential storage in gallery buildings
	+ We could rent out another garage by having excess storage moved into gallery storage
	+ If we wanted to create smaller storage cages in a garage or a room (for things like bikes, tires, etc.) we could probably do this
	+ Michelle will investigate these ideas and propose a solution
* Electric grills
	+ According to the City of Edina and Fire Department, as long as you have a professionally installed GFI outlet, you can have an electric grill
	+ If residents want to verify whether or not their outlet is certified, we can offer our electrician to check (Michelle will check on price)
* Security concerns
	+ We will continue to message that it is okay to call 911 and potentially resurrect the security committee

**Adjournment**

Meeting was adjourned at 8:07pm, motioned by Mariah and 2nd by Jeff. The next meeting will be at 7:00pm on September, 15th 2020 in The Commons. (Weather-permitting, outdoor open forum at 6:30)

Minutes submitted by Natalie Ionescu