

The Colony at Edina Board Meeting Minutes

January 19, 2021

At the virtual open forum, Carl Follstad would like to research a solution for charging electrical cars on Colony property.

Opening

The Zoom virtual meeting was called to order at 5:30 pm on January 19, 2021 by Jeff Hamm.

Present

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

Absent

N/A

Approval of Agenda

Jeff added some topics to new business and the agenda was unanimously approved.

Approval of Minutes

Jeff motions to accept the November 2020 minutes and Mariah 2nds. The minutes of the previous meeting were unanimously approved as distributed.

Treasurer's Report

Account	Balance
Operating Checking	\$ 294,728.68
Operating Reserves (Quarters)	\$ 50,976.26
Western Reserves	\$ 305,195.20
Beale CD & Savings	\$ 244,941.36
Beale Savings	Coming Soon

Reserve Projections:

Bank	Balance	Exp Withdrawals	Exp Contributions	End of Year
Western	\$ 305,195.20	\$ 0	\$ 0	\$ 305,195.20
Beale	\$ 244,941.35	\$ 0	\$ 0	\$ 244,941.35
				\$ 550,136.55

- Accounts Receivable
 - Last homeowner with large balance reached out to attorney to discuss
- Review of Budget info
 - Final budget sent to Board 12/31/2020
 - Categories with Flex finalized, can be adjusted if needed
 - Current year budget only significantly overbudget area is professional cleaning services, but waiting on report from the City about the water meter that was not working appropriately

Management Report

- Tom Bell has completed the interior corridor and unit door painting in 6300 Barrie Road cluster building
 - The entrance doors will be painted in the Spring when there is warmer weather
- Maintenance position has been posted on Zip Recruiter, Indeed, and Craig's List
 - Add more information about cleaning job responsibilities to make it very clear that ~50% of time will be cleaning (i.e. vacuuming communal areas, cleaning laundry rooms, etc.)
 - Michelle would like to move forward with a temp-to-hire option with Atlas Staffing
 - This is a 3-month commitment
 - Mariah motions that Michelle can go ahead and work with Atlas Staffing to hire a temporary employee, Sue 2nds. Approved.
- We need some HR consulting services available when we do get our next employee
 - ADP HR Specialists would be available to us for \$20/pay period
 - Let's keep this in mind for the future
- The parking lots were cleared and salted on January 13th and 14th
- 2019 audit is complete, and Michelle is getting ready for the 2020 audit
- Kinetico Water softener pilot update (started in the 6300 cluster in August)
 - The pellets are more expensive than traditional salt
 - We have not experienced cost savings – not the 50% we were hoping for
 - We own the Kinetico unit so don't have to pay for monthly rentals
 - We will continue to monitor the situation and see if there are any cost savings moving forward
- City of Edina has copied The Colony's utility blueprints as they trace water sources for buildings that do not have meters
 - July invoice was way off
 - Results show that the meter in the north gallery went down around July 2020 – resulting in inaccurate billings
 - The city has ordered a replacement meter and will install upon receipt
 - We've asked for 48 hours' notice due to water service disruption that will occur during replacement
- Remove one dumpster in the South gallery
 - We would save \$150-200/month by returning it to DSI
 - Mariah motions to approve removal of second dumpster and Natalie 2nds. Approved

Action Items

- Michelle will move forward with Atlas Staffing and the temporary employee

New Business

- 2021 annual meeting
 - Let's do this in June when the weather is warm enough to sit outside safely in a gallery garage
 - Michelle will reach out to some homeowners and see if we can find a microphone
 - We need to really advertise this year
- Pool opening
 - Michelle will look into Edina regulations/requirements and prepare accordingly so we can open the pool this summer...yay!
- Parking
 - Is there any room for more on-site parking?
 - There may be space for 2 more spots by Jeff
 - Jeff and Hailey will scope the property this weekend
 - Could we arrange approved parking options for residents that travel and park their car outside?
 - Put a communication about this in the next newsletter

Adjournment

Meeting was adjourned at 6:15 pm motioned by Mariah and 2nd by Cindy. The next meeting will be on Tuesday, February 16th at a time yet to be determined.

Minutes submitted by Natalie Ionescu