

## **Amherst Estates Condominium Association**

Board of Directors Regular Meeting Minutes - Via Zoom June 18, 2021

### **PRESENT:**

- Christina Calcagno: President
- Tom Shelley: Vice President
- Stewart Polk: Secretary

### **I. CALL TO ORDER:**

- President Christina Calcagno called the meeting to order at 5:30 p.m.

### **II. HOMEOWNER'S FORUM:**

- WestStar Landscape Construction – Work to the NE corner is complete. Work throughout the common area walkway has begun and will be completed by the end of next week 6/25.
- Board followed up with requested blueprints from the city regarding Unit 13 dwelling no further information.
- New A/C Unit modifications. With the recent requests of new A/C Mini Split units to be installed parameters are now set in place. Mini split units have a guideline of approximately 3 cubic sq. ft. They need to be installed at or near the original wall unit. Only one condenser may be installed and one line may be ran on the exterior, with the shortest distance to the condenser and properly color matched to the exterior color. If additional lines can be ran to the one condenser than Owners must run the lines on the interior of their unit and meet with the one exterior line.

### **III. FINANCIAL:**

- Weststar was paid 67k for the first part of work performed.
- Reserves are currently at 7k and we will have enough funds to pay for the second half of the work performed.

### **IV. MEMBER DELIQUENCY:**

- Unit 16 Owner received pre-lien letter and made payment in full for the delinquent balance.

### **V. ADJOURNMENT:**

- Adjourned the Regular Meeting at 7:00 p.m.
- The next scheduled general meeting will be on Monday July 23, 2021

\* AEA – Moved, seconded, carried by majority

*christina calcagno*

BOARD MEMBER SIGNATURE \_\_Christina Calcagno (Christina Calcagno, President)

BOARD MEMBER SIGNATURE \_\_\_\_\_ (Stewart Polk, Secretary)

DATE APPROVED BY THE BOARD \_\_\_\_\_