

The Algonquin Association
Board of Directors Meeting
June 20, 2017

The meeting was called to order at 9:30 a.m. The following members were present: Glenda Greenhouse, President; Sid Roberts, Vice President; Norman Goldwasser, Treasurer; Don Hammer, Secretary; and Margaret Magnussen, at-large. Staff present were Susan Rodriguez, manager, and Edward "Rudy" Barnes, maintenance supervisor.

Unit owners present were:

Margaret Ayscue, Frances Benson, Therese Butterfield, Brian Campbell, Pat Carter, Mary Pem Copeland, Bettie Jean and Roy Darnell, Henry Gottlieb, Iris Hanson, Joe and Ellie Marasco, Sally McPhillips, Lesle Palmeri, Sally Palmerton, Llew Roberts, Heide Schwartz, Anne Segar, Lyn Tucci, Mita Vail, Joyce Webster, and Meriel Wright.

On motion made by Magnussen, and seconded by Goldwasser, the minutes of the May 23, 2017 Board Meeting were approved as presented.

Treasurer's Report: Norman Goldwasser reported that as of May 31, we had operating funds of \$71,617 and reserve funds of \$709,915. Net operating income for the month was \$2,963, and for the year was \$15,277.

Finance Committee: No report. No CDs coming due until the fall (September and October).

Covenants Committee: Margaret Ayscue reported that small items have been taken care of by Rudy and Susan. There are no big items to report.

Social: Susan reported that tickets are on sale for the Hot Dog and Hamburger Roast July 9.

Library: Barbara Klear submitted her report in writing.

Fire Safety: Pete Beller reported that he will hold a fire drill at 3:00 on June 22. If the drill is successful, it will probably be the last drill of the year.

In case of a tornado, close all windows and doors, and go to a “safe room”, typically a bathroom or the corridor.

Newsletter: Lyn Tucci reported that she needs some last minute articles.

Building Committee: Brian Campbell reported that they have contacted Hensley Heating about getting bids for a test fan coil unit. They are working on specifications for the next HVAC contract so all providers will be bidding the same work.

Grounds: Lyn Tucci reported that the committee has solicited bids for the lawn maintenance service contract. Meriel Wright reported that trees at the NW and SW corners of the parking lot will be removed.

Management Report: Susan Rodriguez reviewed her management report with the Board. Of note:

1. Water intrusion. Work has re-started at the North End.
2. Screen Wall. Ann Stokes has still not provided pricing information. Susan has met with JES and Atlas Master Co. about submitting a bid for excavation and possible repairs outside 1A.
3. Cellular antenna. We have received both the option payment and the annual lease payment from T-Mobile. The rack in the bike room is taking up more space than anticipated.
4. Window glazing. Compo has offered to do window re-glazing for \$150 per window. Susan will provide a form for owners to elect to have Compo do that work. Payments will be made direct to Compo.
5. Bulkhead grasses will be installed later today.

6. Reserve Study. The final, revised reserve study should be received in two weeks.
7. Audit. The auditors have completed their work and the audit should be received within several weeks.
8. Front wall. Bids are being solicited for “capping” the remaining blocks.
9. FHA approval expires at the end of July.
10. Goose prevention fencing has been installed and seems to be helping. Thanks to Sally Palmerton for the idea and product information.

The maintenance report was submitted in writing.

Board Action:

1. On motion made by Magnussen, seconded by Roberts, the Board approved the proposal dated June 2, 2017, from Wedgewood Garden Center, to remove the damaged Indian hawthornes and re-plant nandinas in their place, for the price of \$829.60, to be paid from **operating** funds. Don Hammer abstained.

2. On motion made by Hammer, seconded by Magnussen, the Board ratified the Unanimous Written Consent signed June 13, 2017 by which the Board approved the proposal of Wedgewood Garden Center Inc. to install an irrigation system and to install plants and mulch at the Northwest facade.

3. On motion made by Hammer, seconded by Goldwasser, the Board unanimously approved the following amendments to the Rules and Regulations of the Algonquin Association (dated September 20, 2016):

Paragraph 30 of the Rules is re-numbered as Paragraph 31;

A new paragraph 30 is added, as follows: “No Unmanned Aerial Vehicle (UAV) or Unmanned Aerial System (UAS), both commonly referred to as “drones,” shall be operated on or over the premises of the Algonquin Association, except with the advance, written permission of the Association Manager or the Association President.”

4. On motion made by Roberts, seconded by Magnussen, the Board tabled action on the KSR proposals dated 6/13/17 (pages 28&29 of the packet), 5/4/17 (pages 30&31), and 5/4/17 (pages 32&33).

Future business pending:

1. Approval of Reserve Study
2. Approval of Audit (and meet with auditors.)
2. Recommendation from George Compo re sealing of aggregate panels
4. Bids from contractors to excavate around the foundational supports of the 1A pad, and repair/replace the pad.
5. Pricing estimate from Ann Stokes re 1A screen wall
6. Renew FHA approval (July)
7. Solicit bids for HVAC contract (July)
8. Annual budget (August)
9. Annual meeting (October)

The next meetings of the Board are scheduled for July 18 and August 29. The Annual Meeting will be October 25.

The meeting was adjourned at 11:10 a.m.

Don Hammer, Secretary

Glenda Greenhouse, President