

# **Daniels Lofts Condominium Association**

## Board Meeting Minutes

Date: April 18, 2017

Location: Teleconference

### **Members Present:**

Mark Ruport

Laurie Sullivan

Diane Heirshberg

Wylene Carol

Stan Heirshberg (for construction discussion)

Meeting called to order at 10:00 AM

- Wylene gave a building update. The garage brick repair was completed successfully and on time and below budget.
- There is additional deterioration of the brick on the south side of the building. An estimate of \$4,808 was given to repair the brick. The Board was informed that it is a non load-bearing wall and the repair could be put off until later in the year. We will revisit in the summer timeframe.
- Additionally, water appears to be coming down the wall into the basement. Initial discovery points to inadequate drainage from the Hunan Springs building. Wylene has asked the City for guidance on how to proceed. We discussed, and will investigate, the HOA buying a pump to avoid having to pay for emergency water extraction, which was \$1,100 after the recent heavy snowfall.
- The owners of Units D and F would like to look into the feasibility of extending their decks out 2 feet. There was no objection to the owners retaining an engineer at their cost and presenting a plan to the Board at a future date.
- Financials were reviewed. We are in reasonably good shape and have used less cash YTD than planned, however we will have to address the deterioration of the brick and the water in

the basement. We should be able to handle these costs within our budget while still meeting our targeted contribution to our Reserve Fund.

- The Board discussed and approved a Late Fee Policy for HOA dues and special assessments. The policy will be finalized and distributed to all owners before it goes into effect.

Meeting adjourned at 11:00 AM