**St Clair Terraces Condominium Association**

**January 17, 2023 - Zoom Call**

**CALL TO ORDER:**7:00pm

Attending for the Board: Betty Smith, Bryan Lane, Janet Zurek, Crystal Crawford & Jay Riley

Attending Co-owners: Cheri Carleton, Pat McClary, Nancy Ziemski, Matt Reno

**DISCUSSION TOPICS:**

 Monthly Assessment:

 - Bryan Lane presented his review of the budget and recommendations for maintaining  the current association dues for 2023

 - Board will invest in another 4% CD

Landscape Committee Priority Items:

 - Obtain new bids for spring and compare the new bids with our current contract

  - Provide a solution to save the remaining oak tree

Building Repairs:

 - Several wood boards over the stucco facade need replacing - this issue will be added to the Project Priority List for 2023

Snow Removal:

 - Request to use less salt on back porches

 - For budgetary purposes, snow removal will be considered with new landscape bids

Co-owner Issues:

 - Nancy Zemski - previous investigation identified two causing for her water issues -

- Betty will follow-up with Tom Sabella on next steps

 - Nancy Zemski - inquired on the timing for restoring our porch railings - this item will be included in the Project Priority List

**ADJOURN: 7:45**pm