

MINUTES

April 27, 2021, 7 p.m. St. Clair Terraces Condominium Association

Telephone number: 425-436-6368. Access code: 442424. Announce yourself, mute speaker.

Each co-owner who wants to has 3 minutes to speak at the end.

Attending:

Board: Phil Gerlach, Betty Smith, Elaine Madigan, Dale Cox, Kitty Swickard

Co-owners: Rosie Gerlach, Brad Birch, Linda Birch, Tina Pesek, Bryan Lane, Kim Lane, Pat McClary.

CALL TO ORDER: 7:03 p.m.

MINUTES of Jan. 26, 2021. *Motion to approve*

Motion to approve by Smith, 2nd Madigan, approved 5-0.

FINANCIAL REPORT

- For period ending March 31, 2021.

Highlights, Gerlach: Every co-owner account is up to date. Cash assets are \$208,000. We expect to save \$40,000 a year for the next 5 toward a roof, while continuing to take care of the building.

Motion by Madigan to accept financial report with updated report to co-owners next week.

Smith 2nd, approved 5-0

MODIFICATION REQUEST

- Suzanne White, location for AC compressor, while she pursues contractors. The location under the kitchen window was approved 5-0 -- with approval of the project withheld until there are specific details of exterior connections and structures.

SUMMER/FALL PROJECTS

(Gerlach)

- Driveway: Repaving including widening the St. Clair entrance run to keep trucks on the road.
- Fences: Constructing a fence between city property and driveway the length of chain-link fence, with a turn to hide a dumpster, and a fence between the next-door single family home and the driveway at St. Clair. This is to prepare for security gates in future.
- 2 chimneys: Rebuild, estimated \$15,000. Lane and Meyer units.
- 2 porches: Repair or replace, estimated \$12,000-\$14,000. Pesek and Riley units. (Revised lower 4/29)
- Tuckpointing: Continuing.
- Paint: Small jobs
- Seeding
- Rebalance sprinklers: Scheduled May 1
- Bylaws – Revisions on Master Deed back in attorney's hands.

- Gutters, sewers, cleanout drains, scheduled.

NEW OWNERS, 17121, 17107, 482, 486, 506, 516. (Gerlach) Would like to meet with each new owner in the next few weeks.

STORAGE GARAGE update: Will send a survey to determine who is interested in renting it and at what price. Then likely we would have a lottery to select the renter.

CO-OWNER EXTERIOR: Board will send out notices to co-owners who need repairs on the outdoor items that are their responsibilities.

CO-OWNER COMMENTS: (3 minutes each)

Tina Pesek - Porch repair, railing, paint. (All scheduled this summer)

Brad Birch - Dirt in the street, height of mowing, roof bids, storage garage, electric vehicles, trash bin enclosure, bushes at city building, bare spots at the French wall. (Gerlach answered most of them)

Pat McClary – Has appointment with contractor regarding paint on her back wall and will also ask what can be done to help preserve brick.

ADJOURN 7:48 p.m. *Motion to adjourn by Smith, Madigan 2nd. Approved 5-0*

NEXT MEETINGS: July 27 (annual meeting and election), Oct. 26

ACTION TAKEN BETWEEN MEETINGS:

- March 23, 11:30 a.m., phone conference. Gerlach, Smith, Madigan, Cox, Swickard. Motion by Gerlach on insurance premium to pay \$1,400 more to reduce the deductible from \$25,000 to \$20,000, based on Tom Sabella's recommendation to do so. Approved 5-0.

- April 6, email. Modification requests by Swickard to replace front porch light and mail slot. Approved 4-0. Cox absent.

- April 20, email. Request by Pradkos to place a real estate sign at 486. Approved 5-0.