**MINUTES**

Jan 26, 2021, St. Clair Terraces Condominium Association
Telephone number: 425-436-6368. Access code: 442424. Announce yourself, mute speaker.

Attending:

Tom Sabella, Southeastern Management Co.

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

Co-owners: Tina Pesek, Bryan Lane, Kim Lane

**CALL TO ORDER:** 7:06 p.m

**MINUTES** of Dec. 15, 2020. *Motion to approve by Madigan, 2nd by Cox. Approved 4-0. (Smith is absent for first item.)*

**FINANCIAL REPORT** (Gerlach)

- For period ending December 31, 2020.

(Attachment)

Explanation of new format (Gerlach and Madigan)

5 categories / completely built 3 chimneys, 2.5 walls in courtyards built, finished walls in courtyard, tuckpointing, porch, replaced roof on 2nd floor, basement leaks, gutters repairs, 2 shed roofs

Bryan Lane had questions about the financial report. Motion to approve the report was deferred until we could get answers.

Update: Gerlach, Lane and Sabella went over financial reports of December 2019 and January 2020 and December 2020 and January 2021 and accounted for all of the funds. The concern was between the accrual method and the cash method of accounting where the timing of payments is different. *On Feb. 19, a motion was made by Gerlach to accept the financial report, Madigan 2nd, approved 5-0.*

**Discussion on reserve funding** (Gerlach)

$45,600 in roof and maintenance fund

*Motion to move funds to reserves. Motion by Swickard, 2nd by Cox, in favor, 4-0, Smith was opposed. Smith explained she would like to move more funds to reserves.*

**WINTER PROJECTS** (Gerlach)

Roof plans, construction and financing. Premier roof company Kern Bros. has said they will bid and we expect to get a number in the next week. After we have their bid, Gerlach will meet with our Building Infrastructure Committee.

**PARKING on St. Clair** (Smith)

Smith said she plans a neighborhood petition to the city to allow parking on 2 sides of the street. She is investigating several avenues on street parking.

**STORAGE GARAGE** (Gerlach)

Gerlach suggests exploring the owners’ opinions about selling or leasing the storage garage. With opinions, please call or text a board member. Bryan Lane said he would like to buy or lease the garage and suggested $100 a month to lease or $10,000 to buy.

**SNOW CONTRACTOR PERFORMANCE** (Gerlach)

Gerlach described our new snow/lawn contractor hired in December after the over-salting by Ground Control.

**NON-RESIDENTS AND DUMPSTERS** (Swickard)

Swickard described seeing a car drive in from St. Clair, dump trash from the trunk of the car into the first set of dumpsters, then speed out to Maumee as Joe yelled at them. Others commented they had seen that happen before.

**CO-OWNER COMMENTS:** (3 minutes each)

Tina Pesek: Reminded about repairs of porch and bay window. Gerlach said he has quote on porch repair, both projects are scheduled this year.

**ADJOURN 8:05 p.m.** *Motion by Smith to adjourn, 2nd by Swickard, approved 5-0.*

**NEXT MEETING**: April 27

**2021 MEETINGS AND FINANCIAL REPORTS**

Jan. 26, April 27, July 27 (annual meeting), Oct. 26