

Meeting Minutes CGCA Board Meeting – July 14, 2011.

Board and Committee Members in Attendance:

Gwen

Geoff – Left early

William

Laura

Henri

Roland

Sara - Late

Jonathan Sucher– Cardinal Management

Sally - Absent

I – Call to Order

Call to order at 7:01PM by Geoff.

II – Guests at Meeting

None.

III – Community Forum

Robin Jenkins 11240/358 – Comment regarding state of storage room in his building. Really bad and unable to access items stored there. Question as to why the other large room currently used for utilities (cable and telephone) are not used? Per Fire Marshall code, cannot have anything in that space.

Action Item: investigate the specific regulations that preclude us from using these rooms for storage and consider options for separating room into two spaces.

Sheila Ford 11224/15 – Has been in discussions with Geoff regarding carpet replacement after water damage. Currently have a proposal from a carpet company to handle moving for \$250 (Janz Corp.).

Motion by Geoff to pay the carpet company \$250 to move house items in order to facilitate the new carpet installation. Voted in favor by Geoff, Henri, William, Gwen, Roland and Laura opposed.

Discussion of fact that By Laws state that owner would be responsible for these repairs but due to the fact that traditionally we have covered these common element originating damages. Proposal is to move to a by the letter enforcement of the By Laws but after proper communication with the community.

These damages are normally covered by HO-6 clause to owners regular insurance. Proposal is to send a communication to ownership stating a cut-off date for when we will start strictly enforcing the By Law.= in question.

Follow-up: Sheila will follow up with Jonathan to schedule the installation.

Marion Tulino 11236/261 – One reason raised in discussion last month regarding enforcement of damages By Laws and the possibility (raised by Jonathan) that owners might get dropped by their insurance company. That should NOT affect the decision/discussion.

Is against the proposal for a dog park. Concerned about owners not picking up after their dogs. Issue also raised of insurance liability.

IV – Draft Minutes from Previous Meeting

Motion by William to accept minutes, seconded y Geoff, all in favor.

V – Officers Reports

President's Report - Geoff

Absent.

Vice Presidents Report - Sara

Absent.

Secretary Report - Henri

Nothing to report.

Treasurers Report - Sally

Absent.

VI – Committee Reports

Amenities Report - TBD

Action from last week: post sign that no dogs are allowed in Tot Lot. Still need to post sign in Tot Lot.

Sign was ordered, should be installed by now or shortly.

Discussion of tennis court and fact that an owner is using the court for paid lessons. Henri raised possibility of renting court to him in order to generate revenue. Concern that owner is preventing others from using. Might consider enacting law that limits usage to 1 hour per owner where there are other users waiting.

Communications Report - Sara

Pool Policy: clarification to pool policy to state that if pool party triggers the need for an extra lifeguard, party host/unit owner will be responsible for charges. Motion by Sara to change last line in original pool rule language with the previous, seconded by Gwen, all in favor.

Discussion of how to process requests. Roland stated that he will not assist in processing these request because he is against residents using the pool area for parties. Henri volunteered to process requests.

Motion by Geoff to not allow any grilling in the pool area. Seconded by Roland all in favor.

Covenants – Laura

Nothing to report.

Rules and Parking Report- Laura/Roland

Discussion of parking/hangtag enforcement. How important is enforcement? If critical, he recommends a resource to track users/violators on a regular basis, maybe 4 times a month.

Motion by Roland to offer Peter Nelson \$100/month to walk the property to check for parking violators 4 times a month. Seconded by Henri, all in favor.

Parking lot restriping and numbering:

Motion by Laura to hire 3 student workers to help with:

- Storage Room
- Stenciling
- Stone Dust
- Mulch work

Rate of \$8.25/hr plus 25% overhead (FICA, SUDA, FUDA, ADP). They will be managed by Jonathan and Francisco. No additional charge for Jonathan's management time. Limit of 20hrs a week, end date to be determined. Seconded by Geoff, all in favor.

Energy/Utilities Report - Geoff

Henri requested background on what transpired to end the Energy Efficiency study and why there was no decision was made to move forward. Geoff explained that due to our existing By Laws we are unable to implement any of the recommended changes. We would need to update our By Laws.

Facilities Report - Henri

Motion by Goeff, seconded by Henri, to change the shutoff lead time to 48 hours. All in favor.

Request by Henri that Jonathan provide overview of bidding process for work. Requested at least 2 bids for all projects.

Sheila raised issue of loose railing along the sidewalk on the outside of building 11224. **Action Item**: Jonathan to issue Work Order for this work.

Finance Report – Sally

Absent

Grounds Report – Gwen (Absent)

Plants are be stolen from the front of the property by the retaining wall. Had to replace them. Bushes along walk ways were cut back.

Discussion of dogs on property and that they should only be walked on the perimeter (with the exception of transiting to/from their unit to the perimeter).

Whiele Avenue Report - TBD

VII - Management Report

Cardinal Management has a separate address for the Chestnut Grove Google group communications.

Replacement Reserve

Study review deferred to next month. Henri raised issue and concern regarding statement from Reserve Study firm that they do not follow the standard approach. Board asked Jonathan to obtain clarification and that they adhere to the minimum standards. Question raised by Roland as whether there are any concerns with the fact that we are only at 65% of fully funded on our reserves. Henri requested Management recommendation but Jonathan wants to hold off until we meet with company and

Audit

Motion to retain Ahlberg & Company for Audit and Taxes for 2011. Motion by Geoff, seconded by Laura, all in favor.

Pool

Discussion of parking of bicycles in the pool area. Lifeguards can as park their bikes there but no one else. No complaints from residents. Motion by Laura to continue with Continental in 2012 without any increase. Seconded by Laura, all in favor.

Water Proofing

Jonathan will solicit more bids.

Barbeque Area

Decision to purchase two ash trash cans, one for each BBQ area.

Decision to buy 2 \$1,279 tables and 4 covered grills at \$590 each.

Decision to buy HLMR48 at \$999 each (Peachtree).

VIII – New Business/Hearings

Motion by Henri to have a formal budget reflecting a new employee as well as notify the membership regarding a new hire BEFORE hiring an onsite staff person. Seconded by Roland, Henri in favor; Roland, William, Laura, Gwen and Sara against. Geoff absent (left early).

Motion by Sara to have Jonathan advertise a job per the established job description seconded by Roland, approved by Roland, Sara, William, Laura, Gwen; Henri opposed.

IX - Executive Session

Staffing discussion.

Discussion about possible Francisco parking violation.

X – Adjournment

Motion to adjourn the meeting at 9:59PM by Sara, seconded by Roland, all in favor.