April 28, 2025

Meeting called to order 6:35

Finances (see agenda)

Special Assessment Timeline

* Re-motioning assessment as proposed last meeting
* Full amount $1,510,104
* Repayment term: 36 months
* Offer prepayment discount that will be the equivalent of a 10% APY savings, available for 90 days after ratification of assessment.
* Ratification happen within 30 days of today’s meeting.
* **ACTION ITEM**: Prof Update to include amount and term in these minutes.

Open Forum

* Carol: Lots of dumping outside the dumpsters (big bag, microwave, boxes of clothes, etc).
  + **ACTION ITEM**: Juan will make sure janitorial service will get them removed. If we know who did it we can do a charge back.
  + Curtis brought up that cleaning it up reinforces that it’s an okay to do. We should start leaving notes. ACTION ITEM: Who
* Elizabeth: Black car by building 15/16. Please can we tow. Owner has been wracking up fines and it’s not working. Towing volunteers: will need to present id to the tow truck. Or we could wait for Juan to be on site, but the wait time is billable.
  + **ACTION ITEM**: last notice sticker that it will be towed on 4/30. Remind Sean to do that tonight or tomorrow.
  + **ACTION ITEM**: Juan will tow on Wednesday
  + **ACTION ITEM**: Curtis to get Elizabeth on parking enforcement to see if she wants to be on the tow list.
  + Kris: propose coordinating on Wednesday the problem cars that are inoperable
  + Carol: Should we prompt everyone to re-register their cars? So we have a more up to date list.
  + **ACTION ITEM**: In next mailing, Juan will include a notice to update parking registration campaign (car plus permit numbers per unit)

Old Business

1. Stein Claim. Update, waiting to Approve either hourly or flat rate on scope of work for the claim. ACTION ITEM: Sign for invoices will continue to go to Tyler and Curtis
2. Window and door replacement scope. Kris suggested to use what she used with Steadfast for instructions for her window replacement + signing documents from before. Curtis said we already have the notes , would prefer to actually use that and just make it into a document.
3. Painting. Final invoice received. Painting is finished, signs still need to go back up. Juan will have him do another inspection (probably will do it every year). Kris asks for them to look at rotted wood in edition to just painting. ACTION ITEM: Have board sign invoice
4. Rules update on hold until we get special assessment stuff.

New Business

1. Election results. No write-ins.
   1. Jim will stay on. (Elizabeth will be involved as a volunteer)
   2. Kris will keep on in her limited capacity.
2. Officer positions
   1. Prof will continue to be secretary
   2. Tyler will be president
   3. Kris wants to be member at large
   4. Curtis will remain treasurer
   5. Jim VP
3. Road work. Kick seal-coat in a year or two or do we need seal coat done this year?
   1. **ACTION ITEM:** Ask Isaiah if they can do seal coating to see if we can do it separately
   2. **ACTION ITEM**: Get update on bids
4. Northwest work on ramp has already deteriorated. ACTION ITEM: Curtis to send photos to Juan and he can talk to Northwest
5. Fire compressor going off in building 16. WS thinks hairline crack seeping pressure and causing compressor to come back on. Board approves them to do an inspection to figure out the exact location. (time and material basis)
6. Fire in building 16, do we want to make a claim or self insure? next step is board sending letter to assess the deductible.
   1. **ACTION ITEM**: Juan to do billback as soon as document as available.

Next meeting

5/21 – Monthly meeting 6pm, 7pm special assessment

Adjourned 8:08