

SALCEDA MANOR HOMEOWNERS' ASSOCIATION
MEETING MINUTES
April 19, 2021

- Call to Order:** 7:03 p.m. - Meeting conducted by Zoom teleconferencing.
- Board Members Present:** A.J. Coleman, President
Linda Uznys, Vice President
Michelle McHenry, Director
William Chan, Director
Pat Connery, Secretary
- Board Members Absent:** Ammar Rizki, Treasurer
Sharad Kansara, Director
- Also Present:** Howard Silver of Property Corporation of America
- Homeowner Issues:** Discussion of trees needing removal. Michelle suggested "keeping an eye on them".
Discussion re: poor landscaping and weeds. Linda said that Julio will come through and take care of this.
Suggestion to look at updating the front door standard look. Rhonda Ginsburg will review possible options and present them.
Several garage door frames are looking bad. Howard to get estimate for all.
- Approval of Prior Minutes:** March 15, 2021. Motion to accept by Linda; Seconded by Pat.
Unanimous approval
- President's Report:** President A.J. talked about funds that are tied up in our roof project and how we can continue with the community's improvements once we recover them.
- Treasurer's Report:** Financial Statements through March 31, 2021 were presented by Treasurer Ammar. There is \$64,487 in the checking account and \$118,585 in the reserves account for a total of \$183,072. Roof loan balance is \$181,911. There was a review of the balance sheet and the revenue and expenditure categories. We are holding down our expenses.
- Agenda Review:** President A.J reviewed the items listed on the agenda that are still on hold.
- Structural Technologies:** Phil has not been responding regarding the leaks onto the units during the winter. A.J. and Linda to contact Phil. If no response, we should get another engineer.
- Insurance Renewal:** \$6,000 increase in premiums was discussed. Because many markets were shopped, the board voted unanimously to accept the new proposal. Linda was concerned about finding the additional funds in our budget. Motion by Linda to accept the Travelers policy; seconded by Pat.

Replace Water Meters: Bonnie Katten asked regarding the replacement of water meters. A.J. and Linda recommended that we pursue it. It was decided to put a new meter in Bonnie's unit while she is remodeling. Bonnie is to contact management for payment or reimbursement of cost and her contractor will contact us regarding having to shut off the water to the entire building.

Request for Portable Toilet dumpster, and enlarged window-well: Bonnie asked for permission to place a dumpster and porta-toilet on her property for five- to six-weeks. Discussion ensued. It was determined that the window well to be widened is the one closest to the patio. Motion to allow these items and the water meter per the above. Motion by Linda, seconded by Michelle. Approved unanimously.

Moving meeting dates: We will return to the regular date of the second Monday of each month.

Landscape walk report: Linda and Michelle walked with Julio of Property Pros.

- Grass is bad throughout; suggest core-aeration and seeding
 - \$1,325 for Core-Aeration – Motion by Pat; seconded by William; all approved.
 - \$3,200 for Seeding and Hay-blankets – Motion by William, seconded by Linda; all approved.
- Bid for mulching - \$7,000. Not approved.
- Replacement of tree at Michelle's home. \$350 for a bush. Linda will get a quote from Julio for all homes that need replacements.
- Julio requested a \$500 per month "allowance" for discretionary needs. Not approved.
- Michelle discussed problem of owners requesting new bushes and then not watering them, then requesting another replacement.
- Dead trees – allow Julio to do them when he has time since he can give us better pricing when he's not busy.
- Julio will remove dead tree on our west lot line for \$100.
- 2532 & 2534 Essex – burned out lawn from dog urine.
- Diseased crab-apples. Julio suggested that we contract with Davey Tree. It was not agreed to do, as we've spent substantial sums before to save trees and it didn't work.

2539 Windsor – Cheryl Klein Says water is coming into her garage. Request to rebuild stone over garage. Howard will contact Dave Janusz to look at it.

Next Meeting: Monday, May 10, 2021

---Open meeting ended at 8:47 p.m.---

Closed Session Action Items: Receivables and prepaid assessments were discussed. Continued discussion regarding roof and mediation. No actions are needed to be taken on the closed session items.

Adjournment: 8:54 p.m.