

Medina Ridge Condominiums

Minutes for Board of Directors Special Meeting February 12, 2018

The meeting was called to order by the President.

Board members present for a quorum were: Dennis Martenson, Peter Perri, Jim Orr, Barb Meyer, Sue Schneider, Barb Kelly and Lee Thoni (on speaker phone). Property Manager Sheri Nelson was also in attendance.

Orr moved and Schneider seconded that the agenda be adopted with two additions in New Business. Motion passed.

New Business:

- A. The roof replacement is first on the list in the spring. We are waiting for another bid on gutters.
- B. Capital Improvements:
 - 1. Deck sealing completed in 2017.
 - 2. Stairway painting - Kelly moved and Perri seconded to accept the Stone Valley bid to paint the stairwells. Motion passed.
 - 3. Stairway carpet replacement – There are no bids yet.
 - 4. Garage door replacement (2) – This will be done after the roof replacement.
 - 5. Common area furnaces and A/C units – These have been placed on Preventive Maintenance (PM) schedules so no need to replace now. They should remain on the Operating Reserves.
 - 6. Garage MUA air exchanges (2) – There is a PM contract for cleaning twice a year. They should remain on the Operating Reserves.
 - 7. Common areas on first floor not previously painted on last cycle – Building and Grounds Committee to assess need for painting. Nelson to check if elevator frames can be touched up.
 - 8. Landscape replacements – Building and Grounds Committee to discuss. May consult Hantho or others for a long range plan to be bid out.
- C. All-Access Condensate cleanout device – Building and Grounds Committee to get a bid on this.
- D. Snow removal clarification – There are no time requirements after a snowfall event in our contract for snow removal from sidewalks.

The meeting was adjourned at 4:00.

Respectively submitted by,

Barbara J. Kelly, Recording Secretary