

## Medina Ridge Condominium Association

### Minutes of BOD Meeting June 13, 2018

The BOD Meeting was called to order at 4:05 PM. Members in attendance were: Lee Thoni, Barb Meyer, Dennis Martenson, Barb Kelly, Sue Schneider, Peter Perri and Jim Orr. Property Manager Sheri Nelson was also present.

The Pledge of Allegiance was recited. Meyer moved and Orr seconded that the agenda be adopted with one item added in Officer Reports. Motion passed.

Thoni moved and Schneider seconded that the BOD minutes for 4/11/2018 be accepted. Motion passed.

#### Officer Reports:

##### President:

- Announced that the following Nominating Committee members have been appointed: Don Ehlen (Chair), Betty Ammentorp and Jack Litowsky. Their first meeting is 6/14/2018.
- The roof work has been completed.
- Gutter installation starts 7/9/2018.
- Screen repair due to roof installation will begin 7/3/2018.
- NMC will use drones to inspect the roof.
- The pedestrian crosswalk at Clydesdale and Hwy 101 will be moved to Lilac Drive after 7/31/2018. Due to the large volume of fast moving traffic, residents are encouraged to avoid using the current crosswalk.

##### Treasurer:

- The final payment for the new roof will be made. When that has been done, the building insurance can be changed.
- Upcoming projects that were put off due to the roof installation will now be scheduled.
- The audit review has been done and all looked good.

#### Management Report:

- Guest suite rental: 7 times in April and 13 times in May. The hide-a-bed was rented 3 times in April and 3 times in May. The Ridge Room was rented 1 time in April.
- Unit 309 has a purchase agreement pending. No word on unit 312 going up for sale despite many contacts about date.

- Replacement of both garage doors has been scheduled for 6/21 and 6/22. Notices will be sent to residents.
- Common area carpet cleaning is scheduled for 6/25.
- Stairwell painting has been completed and carpet installation has been scheduled for 6/27 and 6/28.
- Furnace filters, algicide tablets and condensing line installation have been completed.
- Cleaning of common area windows and unit dryer vent cleaning will be scheduled. The lawn irrigation system has been turned on.

New Business:

1. Thoni moved and Orr seconded that the Preventive Maintenance Plan recommended by the Building and Grounds Committee be approved as written. Motion passed.
2. Thoni moved and Kelly seconded that the request from the Interior Design Committee to remove and sell to a resident the chair from the 1<sup>st</sup> floor west elevator lobby be approved. Motion passed.
3. Orr moved and Perri seconded that the recommendation from the Building and Grounds Committee to renovate the Ridge Room Kitchen be approved for 2018 as follows: Raise the counter in the sink area, install a single bowl sink, install a new faucet with spray head spout, install a sink cabinet, resurface all kitchen and buffet countertops, and move the electrical outlet by the buffet on the east wall for a total cost of \$2841-\$3016. Motion passed.
4. Thoni moved and Meyer seconded that \$500 budgeted for pond aerator installation that will not be used should be reallocated to buy plants. Motion passed.
5. Orr moved and Perri seconded that MRC not require Hantho to repair or replace a post on the East fire road that was damaged by the snow plow. Motion passed.
6. Orr moved and Perri seconded that the patio bench on the back patio damaged by a storm should not be replaced. Motion passed.
7. Money for stainless steel replacement appliances for the kitchen and a garage sweeper should be submitted by the Building and Grounds Committee in their budget requests for 2019.

Unfinished Business:

A resident's request for a smoke free building was discussed. The survey did not support a Declaration change. Thoni will speak to the homeowners involved to try and settle the issue between them since there has never been any other complaint of second hand smoke.

The next Communication Meeting is scheduled for 7/19/2018 at 3:00PM.

The next BOD Meeting is tentatively scheduled for 8/8/2018.

Thoni moved and Meyer seconded that the meeting be adjourned at 5:26PM. Motion passed.

Barbara J. Kelly, Secretary