

Minutes

6000 Penn HOA

October 9, 2018

- I. Meeting began at 6:00 pm, October 9, 2018.
- II. Board Members present: Kristen Pickering, President; Mark Pahl, Vice President; Chris Morris, Treasurer; Wayne Peeler, Member-at-Large; Chris Morriss, Secretary

Residents present: Gretchen Swinney (104), Mike Sulzycki (206B), Sterlyn and Barbara Finch (206A).

Michael Biddinger Real Estate, Inc: Erin Langston, Property Manager; Mike Biddinger, owner
- III. Minutes were approved with Motion To Approve by Wayne Peeler, Seconded by ??
- IV. Financial statements approved with Motion To Approve by Mark Pahl and Seconded by Wayne Peeler
- V. Old Business
 - a. Collections:
 - i. #2 – no update
 - ii. #211B – Board reconsidered last month’s decision to decline offer from unite owner; refer to attorney to draw up agreement and payment schedule of \$900/month to catch up on past due HOA dues.
 - iii. #202A – Unable to find buyer for unit. Board to decide how to proceed. Issue garnishment of inheritance for past due HOA dues/assessments/judgements - \$58,000.
 - b. FHA Recertification: no change
 - c. Special Assessment 2017
 - i. New gate locks have been ordered and will be installed in October.
 - d. Maintenance:
 - i. All following have been ordered and will be installed in October: Stop sign and light pole at entrance; concrete and fence repair on street side of complex; clubhouse portico wall repair; pine tree removed from SE corner of complex.
 - ii. Two staircases on the SW end of complex have been repaired.
 - e. #215A claim with Liberty Mutual – a new representative with the insurance company has been tasked to manage the claim. Kristin will continue to work with her.

VI. New Business:

- a. Elizabeth Campbell resigned from the Board of Directors. Chris Morriss was asked to fill in the remainder of Elizabeth's term.
- b. Trash on property: Trash is accumulating on the property. Proposals for elimination was discussed with no motion to move forward.

VII. Questions from homeowners:

- a. Mike Sulzycki requested that pool maintenance be reviewed for lower costs and will draft a proposal for pool maintenance going forward.
- b. Mike Sulzycki ask for an audit of maintenance work performed by Michael Biddinger Real Estate, Inc.
- c. Mike Sulzycki asked if all stairways would be replaced.
- d. Gretchen Sweeney reported her sliding door is still leaking
- e. Sterlyn Fich asked about the bids for structural repairs for A units.
- f. Chris Morriss requested a list of repairs to be scheduled.

VIII. Executive Session