

## Minutes

6000 Penn HOA

November 13, 2018

- I. Meeting began at 6:20 pm, October 9, 2018.
- II. Board Members present: Kristen Pickering, President; Chris Morris, Treasurer; Chris Morriss, Secretary  
  
Residents present: Mike Sulzycki (206B), Joni and Bjorn Carlson (207B), Sterling and Barbara Finch (206A).  
  
Michael Biddinger Real Estate, Inc: Erin Langston, Property Manager; Mike Biddinger, owner
- III. Minutes were approved with a motion to approve by Chris Morriss, Seconded by Chris Morriss
- IV. Financial statements were approved with a motion to approve by Chris Morris and Seconded by Chris Morriss
- V. Old Business
  - a. Collections:
    - i. #2 – no change from October’s report
    - 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 – With Counsel to issue garnishment.
  - b. FHA Recertification: no change
  - c. Special Assessment 2017
    - i. New gate locks have been installed. The code is the same as before. Call manager for code.
  - d. Maintenance:
    - i. The stop sign has been installed; the fence and concrete damaged by contract worker on Penn Ave. has been repaired; clubhouse portico wall repaired with protective poles installed on the north end of the portico wall.
    - ii. More staircases to be evaluated for stair replacements.
    - iii. Management will get Johnson Controls to adjust hot water for hotter temperature when they are here to do the annual boiler inspection. Many homeowners have complained about the lack of hot water while showering.

iv. Unit 102 experienced a sewer backup in the kitchen. The repair was a two-day job.

e. #215A claim with Liberty Mutual – Payment received of \$3500

VI. New Business:

VII. Questions from homeowners:

a. Mike Sulzycki offered to replace bulbs in outside light fixtures if management will buy bulbs. This is to assist management and reduce service orders. Chris Morriss asked that all bulbs be standardized for color and type. (LED, warm white

b. Mike Sulzycki ask for a review of decks replaced. Management/Board contracted for a certain number of decks to be repaired/replaced at \$4,500 per deck. The Carlson's and Finches both asserted that the amount for repair was too expensive. The Finches were charged an extra amount to have their deck replaced with decking material they bought themselves. The board will review the contract and revisit this issue for future decks to be repaired/replaced.

c. Sterlyn Finch again asked about the bids for structural repairs for A units.

VIII. Executive Session