

6000 Penn Association Inc.
Board of Directors Meeting
6000 N Pennsylvania Ave - Clubhouse
September 11, 2018
6:00pm

A G E N D A/ Minutes

- I. **Open Meeting 6:00 PM**
- II. **Determination of Quorum-** Erin Langston, Chris Morris, Mark Pahl, Kristyn Pickering, Wayne Peeler. Residents: Mike Sulzycki, Chris Morriss, James Jackson, Barbara Finch, Gretchen Swinney.
- III. **Approval of August 14, 2018 Minutes- *Approved***
- IV. **Financials *Approved-* Board request to discuss MTD and not YTD going forward**
 - Collections: Still w/Counsel
 - #2 (update from counsel)
 - #209B – SC Agreement filed w/court
 - #211B – Owner request \$900/mo arrangement – Board Declined
 - #202A – Bankruptcy Denied.
 - #107- SC Agreement filed w/court
- V. **Old Business**
 - FHA Recertification- *No Change*
 - Special Assessment 2017
 - Gate Locks: Locks are obsolete, parts no longer made
Going to look into getting locks that do not lock from the inside
 - #219B: Resident Step Injury Claim No Change. *Erin going to see if this claim has been closed*
 - Maintenance:
 - Stop sign/light pole replacement- *Erin to follow up*
 - Back of Boiler Room Cleanout- *David is going to start cleaning out the back of the boiler room & also removing the vines*
 - Entry Concrete/Wall Repair & Fence- *Erin is going to get bids to get the work done*
 - 215A Claim w/Liberty Mutual (\$3,500) update – *Estimates resubmitted to new claim rep. Erin will stay on top of claim*
 - Tree Stump Removal- Not Vendor Damage- *Erin to provide bid to repair*
- VI. **New Business**

- 8/22 Property Walk Review
- Future Special Assessments- *Going to consider what type of assessment to have going forward and for what work*
- Pool Closing Date- *Pool will close next Monday*
- 206A Landscaping Assistance- *The Finch's (206A) have offered to help with the landscape/bush trimming. Board Approved*

VII. Questions from Homeowners

- *Newsletters will contain general and special assessment maintenance updates, trash notices with fines sent to violators (C. Morriss, M. Sulzycki)*
- *James Jackson request for copy of letter sent to insurance of HOA denial to cover owner responsible damages to unit*
- *Discussion of removal of dead tree on South end of property – Erin will provide bids*

VIII. Announcements and Recommendations to Members/Other

IX. Next Meeting: October 9, 2018 @ 6PM

X. Adjournment 7:17 PM

- Past Due Report