



SUMMER HOUSE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS VIRTUAL MEETING

February 08, 2022 @ 6:00 PM

MINUTES

I. Call to Order

- a. The meeting of the Board of Directors was called to order by Aseel Shehadeh at 6:06 PM.
- b. Board Members in attendance were: Jeff Shoemaker, Aseel Shehadeh, Kristen Feihe, Yana Grigortchouk, & Natasha Verma.
- c. There were 4 other homeowners present other than the Board. 9 Total.
- d. Sean Morrissey and Alex Alba from M&M Property Management attended.

II. Management Report

- a. There were 142 tickets created since last meeting and 1 unit sold (505).

III. Architectural Report

- a. 906 remodel is still being completed.

IV. Landscaping Report

- a. Want to ensure all snow removal salt bags are placed accessible for snow vendors to utilize.

V. Committee Reports

- a. **Communications** – Nothing new to report. Kristen Feihe gave a reminder about the SHCA owner website.
- b. **Infrastructure** – Jeff Shoemaker gave an update on the status of the Elevator Project and let the owners know that the project is underway and one elevator should be completely modernized by end of March 2022.
- c. **Parking** – Aseel let the community know that not all rented parking spaces have been paid. An audit of the parking spaces is underway.
- d. **Pet** – Aseel will work with Archie on enforcing the Rules and Regulations in regards to pets at the summer house.
- e. **Landscaping** – Yana G. let owners know she is working with a few of the owners who like to landscape in the community on what to plant for this coming season and will report back to the Board in March
- f. **Roof Top/Pool Deck** – Natasha announced herself, Dennis and Laura will be working on the project. The group email was created and vendor lists supplied to the committee.

VI. Minutes Review: January 2021

- a. The Board reviewed the Minutes. Jeff Shoemaker made a motion to approve the. Kristen Feihe seconded the motion. With no further comments, the motion passed unanimously.

VII. Old Business

- a. Washer/Dryer Replacements** – Managing Agent is working with CSC to have the new machines installed 2/14/2022.
- b. 4 Year Audit** – In progress. Yana will present to Board once completed and hopes this is completed this year.
- c. Exterior Window Washing** – The window washing is commencing on 3/28/22. All owners must remove their screens prior to the cleaning. Managing Agent will facilitate with vendor and update Board at the time.
- d. Rooftop/Pool Furniture** – The Board has appointed Natasha Verma to spear head. This agenda item will stay until the project is complete.
- e. Hallway Painting** – Managing agent awaiting proposal from Cruz at this time. This will allow for three bids to be reviewed.
- f. Antenna Conduit** – This was completed. The commercial amplifier is installed. Taking off Agenda.
- g. Community Drain Treatment** – Managing Agent will touch base with Dennis outside of meeting.
- h. HVAC Unit Checks** – Managing Agent is working with board outside of meeting.
- i. MAU/Chimney Stack Timer** – Awaiting an install date from RK Mechanical. Managing agent will follow up with the board.

VIII. New Business

- a. Additional Security Cams** – Managing Agent will facilitate an updated bid from other vendors for additional cameras.
- b. CO Garage Door-13th Street** garage door replacement/repair has been tabled at this time as it is not a necessary immediate expense. Budget it out to be reviewed in one year's time
- c. Hot Tub Floor Resurface** – The Managing Agent will facilitate additional bids for this tile replacement. Managing Agent will push proposals as received to Board outside of Meeting.
- d. Package Room Upgrade** – The package room shelving, repaint and labeling have all been completed.

IX. Financial Reports

- a.** The Board reviewed the financial statements. Yana G. Rents for parking and bike rental have not been collected and needs to be remedied. The special assessment was miscalculated and each owner was charged less by \$20 each. This was due to a math error by the former property manager. The board will discuss outside of the meeting. Yana G. made a motion to approve Sept, Oct, Nov and Dec 2021 financials. Jeff Shoemaker made a second motion to approve Sept, Oct, Nov and Dec 2021 financials.

X. Accounts Payable

- a.** The Board reviewed the accounts payable report. No further action was required.

XI. Aging Delinquency Report

- a.** The Board reviewed the aging delinquency report. No further action was required.

XII. Collection Status Report

- a. The Board reviewed the legal status report. No further action was required.
- XIII. Compliance Report**
- a. The Managing Agent reviewed the compliance report with the Board. No further action was required.
- XIV. Homeowner Forum**
- a. Owner Dennis B. brought up that there is water drainage at the bottom of the elevator shaft. Sean is reviewing this drain with Barry at Centric. Dennis B. is concerned about the outside maintenance of summer house. Bags of dog debris and trash. Sean assured a few weeks this will be resolved. Ron Roschke asked about the HVAC checklist needing to be completed by March? Board agreed to extend the due date until a company has been selected to do the checks. Dennis B. asked the board be listed on the HOA portal with the board email addresses.
- XV. Summary of Actionable Items**
- a. The Managing Agent reviewed items requiring action.
- XVI. Adjournment**
- a. Aseel Shehadeh adjourned the meeting at 7:23PM.

These Minutes were approved by the Board on 03/08/2022
