

TALL SHIP ASSOCIATION BOARD OF DIRECTORS MEETING MINUTES

Meeting Date:

July 11, 2023

Call to Order:

B. Stuart opened the meeting.

Present:

Frank Aaron, Gary Crumbley, Starr McKinney, Barry Stuart, Susan Harnett (BOD)

Diane Lee, Geig Lee (FPM)

Ed & Cathy Yonkers (#339)

Olimpia Borys, Donna Brearley, Sandy Smith, Charles Wood (ZOOM)

Questions and Comments:

Members discussed issues with the pressure washing done by Sea to Summit. The front bedroom windows will be cleared as part of the Contract.

S. McKinney stated there were multiple safety concerns. Pressure washing was done in the pouring rain, no safety cones, and no tape. Sea to Summit should have had someone onsite to remove the excess water.

Tuesday, July 18th, a walk around is scheduled with the Board and G. Lee. Meeting at the Cutter building at 9 a.m.

Olympia Borys has asked the Board for their Beacon contribution articles buy, Sunday, July 23rd.

Gary Crumbly asked about the "No overnight parking signs". Foothills will order these and they will be attached to the current 7 signs with the same font and color.

Approval of minutes:

F. Aaron motioned to approve the June minutes. G. Crumbley seconded this motion and the motion carried.

Treasurer's Report:

S. McKinney reviewed the June financials. 88 units have prepaid, leaving 32 units still owing as of June 30, 2023. Premier loan balance as of June 30, 2023 is \$520,637.38. Enough funds in assessment account to make 6 payments.

The balance of the Operating account as of June 30, 2023 is \$189,302.72.

The balance of the Capital Reserve account as of June 30, 2023 is \$251,091.64.

The balance of the Assessment account as of June 30, 2023 is \$57,962.11.

Total Tall Ship funds: \$498,326.47.

Total for July 2023 prepayment of assessment is \$16,470.00.

1 new owner fee was paid in the amount of \$3,000.00. Unit 121 Smith sold to Tucker.

As of June 30th, four units owed the regime fees. 2 units owed the assessments. 1 unit owed the special assessment.

Engineering & Property Manager's Report:

Stucco update: G. Lee stated they are now working on 3 stucco repairs. Please keep in mind, this is a multi-step process.

Elevators: Flooring has been ordered and notification will occur when flooring install is scheduled.

New Repair and Maintenance Issues:

Rock Art: Work began July 10th. F. Aaron feels it looks good. Note, the elevators cannot be used while this work is ongoing.

Rule Violation Deck Blinds: Deck blinds are not allowed. Foothills should draft a letter stating the blind must be removed or Foothills will remove and bill the owner. If the issue is not resolved the owner will be fined.

Gutter Cleaning: O. Borys stated the gutter at 306 is overflowing as well as several others. G. Lee stated downspout improvements are ongoing and gutters are cleaned 3 times per year.

Dehumidifiers have been installed under Unit 112. This area needs grading work to correct water flow issues. Landscaping will be needed after repairs.

The Board discussed the dustless blasting of the railings. Frigate railing has a lot of corrosion between upper parking lots.

The Board stated a line item for rails should be added to the Capital Reserve. S. McKinney motioned to remove railing and replace with wood between Ketch and Square Rigger. F. Aaron seconded this motion and the motion carried.

Lee informed the Board that he was about one- and one-half months out on doing future projects.

Landscape Report:

S. McKinney stated Tyreese does weed control on the 1st Wednesday of the month. Brush is being piled up and saved due to landfill fees.

S. McKinney discussed developing a master plan for the future. The Landscape Committee will discuss the possibility of installing a memory garden.

Weeds need to be pulled to the left of Frigate and Courtyard. S. McKinney needs to be reimbursed for stump removal.

Parking and Issues:

There were a few issues July 4th weekend with cars missing tags. The main goal is for owners to have a place to park.

Old/Unfinished Business:

Handbook: B. Stuart is working on simplifying the handbook and updating the committees. G. Crumbley would like for violations and fines being on the same page. The goal is to have the new handbook ready at the next annual meeting.

New Business:

The Board discussed a party where grilling was done near the mail kiosk and the charcoal was dumped in the common areas. This is not allowed. S. McKinney motioned to set up a process for approval of parties and gatherings in the common areas. F. Aaron seconded this motion and the motion carried.

The Board discussed the possibility of voting via zoom. Tallship's attorney was of the opinion to go ahead and allow zoom voting. G. Crumbley motioned to adopt the attorney's zoom opinion. S. McKinney seconded this motion and the motion carried.

D. Lee noted that the revaluation insurance report was available and would be used at the next Insurance renewal period.

Motion made by F. Aaron with second by G. Crumbley to adjourn. Motion approved.