**TALL SHIP ASSOCIATION**

**BOARD OF DIRECTORS MEETING MINUTES**

**Meeting Date**:

June 14, 2022

**Call to Order**:

B. Stuart called the meeting to order.

**Present**:

Frank Aaron, Dale Blazek, Gary Crumbley, Star McKinney, Barry Stuart (BOD)

Geig Lee, Diane Lee (FPM)

Guest: Susan and Tom Harnett (234), S. Stuart (229), Shuman (217), Botsford (305)

And owners via zoom

**Questions & Comments from Owners/Visitors:**

T. Harnett discussed issues with people not picking up after their pets behind Yawl. He suggested having KKPOA install pet disposal bags.

C. Shuman discussed trees against the building. S. McKinney stated Crepe Myrtles will be topped in November.

S. Harnett reported a branch hanging from an upper balcony. Lee will look at it and remove.

**Approval of Minutes**:

F. Aaron motioned to approve the May minutes. D. Blazek seconded this motion and all agreed.

**Treasurer's Report**:

F. Aaron reviewed the May financial at length. 82 units have prepaid the assessment, 38 units still owe. Premier loan balance as of May 31, 2022 is $728,109.57. The new prepayment amount for June 10, 2022 is $19,380.00.

The balance of the Operating account as of May 31, 2022 is $148,597.01.

The balance of the Capital account as of May 31, 2022 is $67,773.16.

The balance of the Bad Debt account as of May 31, 2022 is $100,000.00.

The balance of the Assessment account as of May 31, 2022 is $57,464.69.

The delinquent report as of May 31, 2022: Total $1,750.00.

D. Lee noted that owners now may pay their fees on line. To make payments with no fees, owners can mail or drop off checks to Foothills Property Management. You may also set up recurring payments through your online banking. Credit cards and ACH payments will incur fees.

**Engineering & Property Manager’s Report:**

**Clipper painting:**

Clipper painting is still ongoing. For future rail painting, G. Lee will reach out to Commercial Contractors for quotes.

**Parking Lot Lighting:**

The Board discussed the installation of the parking lot lighting. The Board agreed numerous trees will need cutting. Once lighting is installed new trees should be planted immediately. The Landscape Committee will decide on replacement trees or bushes.

**Elevators:**

The Board would like for an attorney look at the elevator contract for specific information. They will

produce a list of questions to ask the attorney.

**New repair & Maintenance issues:**

G. Lee stated dehumidifiers have been purchased and installed in Clipper. After discussion, S. McKinney motioned to order 5 remaining dehumidifiers to install at Frigate. D. Blazek seconded this motion and the motion carried.

G. Lee is in the process of obtaining estimates for Rock Art repairs.

Gutters have been cleaned twice this year, will be cleaned again in September.

D. Blazek discussed storm drains being clogged. G. Lee stated the drains need clearing every 2 years.

The Board discussed converting floor drains to open throat drains.

S. McKinney motioned to allocate $2,000.00 to convert to open throat drains. D. Blazek seconded this motion and the motion carried. This will go into general building maintenance.

G. Lee discussed minor stucco damage at Unit 110. 119-120 has the same issue.

Lee suggested the buildings get pressure washed, this will be discussed at Budget time.

There is a drainage issue at 120 Clipper, light grading is recommended.

**Landscape Report:**

S. McKinney stated the tree company will return on June 16th to remove the Oak behind Sq. Rigger.

Cochran landscaping will give a price on mulch next week.

S. McKinney has sent a landscaping scope of work to the Board for review. The work will go out for bids before budget. Owners will be notified if fees will need to increase to implement this plan. McKinney will meet with CARE to discuss plans.

**Parking:**

The Board anticipates parking issues on upcoming holiday and football weekends. F. Aaron volunteered to patrol during July 4th weekend.

D. Blazek will send an email to owners advising that the parking regulations will be enforced July 4th weekend including towing if necessary.

**Old/Unfinished Business:**

**Janitorial & Trash services:**

The Board discussed issues with the camera video feed not being strong enough to use. A cellular based camera may be needed.

**New Business:**

**Board vacancy:**

A discussion was held for an upcoming board vacancy. All agreed that the person needs to be available to attend regular meetings in person. Susan Harnett and Kevin Botsford volunteered to serve on the Board.

**Adjourn:** F. Aaron motioned to adjourn. G. Crumbley seconded this motion and the motion carried.