**TALL SHIP ASSOCIATION**

**BOARD OF DIRECTORS MEETING MINUTES**

**Meeting Date**:

July 12, 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 (FPM)

Guest: Richard & Loretta Temkin (236), Sylvia Stuart (229), Jerilyn Schaller (307),

Kevin Botsford (305), Tom & Susan Harnett (234)

Via zoom: Olimpia Borys (303), Charles Wood (111), Donna Brearley (239)

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

O. Borys discussed the July beacon and asked that articles be submitted by Sunday, July 24.

C. Wood asked about a procedure to follow up on maintenance request. S. McKinney recommended using auto reply.

L. Temkin asked about the fire departments response on a particular alarm that occurred in the Yawl building.

S. Harnett asked that the sign be moved at the Yawl building.

**Approval of Minutes**:

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

**Treasurer's Report**:

F. Aaron reviewed the June financial at length. 84 units have prepaid the assessment, 36 units still owe. Premier loan balance as of June 30, 2022 is $682,657.65. The new prepayment amount for July 10, 2022 is $19,162.71.

The balance of the Operating account as of June 30, 2022 is $147,993.78.

The balance of the Capital account as of June 30, 2022 is $97,777.54.

The balance of the Bad Debt account as of June 30, 2022 is $100,000.00.

The balance of the Assessment account as of June 30, 2022 is $53,928.59.

The delinquent report as of June 30, 2022: Total $1,908.53.

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:**

G. Lee reported that work was ongoing with respect to three stucco columns. Dehumidifier installation in the crawlspaces of Clipper and Frigate with upgrades to vapor barriers and correction of fallen insulation. Storm drain covers have been ordered for three storm drains on the property. Alternatives to the current paint scope of work were discussed with powder coating of the rails and sandblasting pricing options. Lee mentioned that the Clipper building has 143 railing tarps whereas the Yawl, Square Rigger, Cutter, and Schooner have less than 50. Frigate is the next largest with 103. Alternative railing systems were also discussed, Lee states that pricing for several types of systems has been provided in the past.

**Landscape Report:**

S. McKinney stated she is obtaining quotes to remove several trees, adding mulch, and spraying herbicide along the leisure trail.

McKinney discussed trees touching the Ketch roof during a storm. She will be attending the next C.A.R.E meeting and discuss the trees at length.

**Parking:**

D. Blazek reported no issues during 4th of July week.

**Old/Unfinished Business:**

**Janitorial & Trash services:**

G. Crumbley believes that locking the storage room doors on all floors is necessary. B. Stuart recommended keying the locks to the elevator equipment room.

G. Crumbley motioned to install locks on all storage room doors. D. Blazek seconded this motion and the motion carried.

S. McKinney recommends installing a camera at the building with most trash violations.

Issues with renters and trash violations were discussed. The KKPOA rental program was discussed, concerns that Tall Ship has limited control over their units that are rented.

Meeting went into Executive Session.