

**TALL SHIP ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES**

Meeting Date:

August 11, 2020

Present:

Frank Aaron, Olimpia Borys, Jaime Cruz, Jerilyn Schaller, and Barry Stuart (BOD)
Diane Lee (FPM)

Guests:

Dale Blazek (215)
Kevin Botsford (305)
Sylvia Stuart (229)

Call to Order:

O. Borys called the meeting to order.

Approval of Minutes:

F. Aaron made a motion to approve the July minutes as written. J. Cruz seconded this motion and the motion carried.

Treasurer's Report:

Current Financial Report:

Operating Budget:

Operating balance as of July 31, 2020 is \$128,766.48.

Assessment Account:

F. Aaron made a motion to pay extra \$5,000.00 towards principal payments in August. J. Cruz seconded this motion and the motion carried. This will leave 3.8 payments available for loan payments.

Capital Account:

Revenues: Received 4 new owner fees of \$1,500.

Disbursements: No disbursements in July. Painting cost should be around \$32,000.00 once completed.

Current balance in Capital Account: \$433,951.49

Bad Debt Account:

No Revenues or Disbursements in July.

Current balance in Bad Debt Account is \$100,000.00.

Delinquent Report as of July 31, 2020:

\$668.59 is 90 days old by 1 owner in regime fee. This unit is on the market.

Engineering & Property Managers Report:**Roof update:**

G. Lee has meetings with 2 roofers set up for Fall. J. Cruz stated to anticipate doing the Clipper roof next year.

Landscape Report:

The Board would like for G. Lee to work with T. Shirley to come up with the next landscaping plan so that it can be budgeted. B. Stuart mentioned the River Birches next to the Schooner building is dropping leaves, may indicate they are dying.

Parking:

Status, Decal Distribution, & Misc Tasks: J. Cruz stated Lot 1 resurfacing started yesterday. It was delayed by one day due to the weather, striping will begin tomorrow. Lot 2 will be completed by the end of the week. Lot 3 will begin next week.

F. Aaron asked about motorcycle parking. Owners of the motorcycles should notify the Board or J. Cruz and tape the guest tag to the motorcycle.

Signage Placement Timing: O. Borys will send out information regarding signage and striping when completed.

O. Borys stated realtors have been notified where they can park. Renters will have a placard stating renter and if they have any issues they need to call their Landlord. Ultimately, the owner is responsible for renters. Renters should leave guest parking tags in condo upon checking out.

Foothills will notify J. Cruz when a unit closes upon sale so that the reserved signage can be removed.

Curfew for visitor parking: The Board discussed a curfew time of 7 a.m. to 9 p.m. for visitor parking. After discussion, F. Aaron motioned to keep the 9 p.m. curfew. J. Schaller seconded this motion and the motion carried unanimously.

Violations & Enforcement:

Unit 120 Safety Violations: The Board discussed toys all over the walkways outside of Unit 120.

F. Aaron motioned to fine Unit 120 for items on the walkway. No second on the motion, motion died. J. Cruz notified the unit owner of the problem and it was resolved. O. Borys will send an email to residents and visitors stating items left in walkways or on common property can result in a fine to the owner.

The Board agrees that owners need to be given an opportunity to correct the problem before a fine is issued. If the problem is corrected, no fine will be issued. An exception to this rule is the Fire Lane.

Access Ramps: J. Cruz stated information has been sent to 3 bidders for estimates. Cruz stated he has

received estimates totaling \$18,500.00. The amount budgeted is \$13,300.00. The Board will continue to discuss if and when this is approved.

Old Business:

Janitorial & Trash services: O. Borys stated the stairwells have not been mopped and needs to be blown more. J. Cruz would like the contract for janitorial be renegotiated before January.

Unit 103- Bugs: Gregory's Pest Control treated the unit heavily last week. The owner has been put on notice that the unit will be cleaned up, repaired as needed and owner will receive the bill. Gregory's Pest Control will continue to monitor and/or treat the unit monthly.

New Business:

Unit 304 Buyer Issue: The Board discussed an issue with a potential buyer of Unit 304. Owners are reminded not to give copies of storage keys to anyone that is not an owner of Tall Ship.

Hanging Décor on Wall by Front Door:

The Board discussed rules for hanging décor by front doors.

- 1) Items cannot block door.
- 2) No political signs or offensive signage allowed.
- 3) No for sale signs.
- 4) Nothing can create damage to common property. Do not damage stucco.

Website change: No changes at this time.

Questions from owners:

None

J. Schaller motioned to adjourn. B. Stuart seconded this motion.

