

Salem Square Condominiums Board Meeting Minutes

July 22, 2019

Roll Call

Chris Hourigan called the meeting to order at 6:30 PM. Present at the meeting were President, Robert Hourigan; VP, Joe Sexton; Treasurer, Stan Lounsbury; Member at Large, Belinda Motamedi; Secretary, Gingy Grider, Landscaping Chair, Winnie Miller; Council Members, Barbara McGee, Marvin Gray, and Nancy Fred.

Minutes from Last Meeting

The only change to last month's minutes was to correct a mistake on the Salem Square Condominiums website address. The correct website is:

www.SalemSquareCondominiums.com

Belinda Motamedi moved to accept the minutes with above change. Stan Lounsbury seconded the move.

Maintenance Report

Work continues on balconies.

Air Conditioning was down 3 days in a row on the South Quad. Status updates were posted on our website. On July 8th, belts that fed water to the chilling tower failed due to age. On July 9th, the system compressors would not activate. The cause is unknown. On July 10th, the Board requested United Mechanical to perform a complete inspection. A significant amount of debris and gunk formed in one of the pipes and was removed.

Air Conditioning on the North Quad was down one day. A valve that control chemicals dispensing failed, causing water to purge from the system.

The above items will be added to the biannual checks performed by United Mechanical.

Enviroscape began initial spraying for mosquitos.

Two units have reported mice on the property. We have requested our pest control service to address this issue.

Treasurer's Report

Checking stands at \$102,900. Reserve is at \$197831.91. The fiscal year ended with a net loss of \$35,540.94. Two major expenses contributed to this loss: pool renovation (\$20,036.29) and North Quad Heat replacement/bringing up to code (\$48,248.24).

Old Business

The new trees have been planted in front of H building. Thanks to Joe Sexton for watering them each morning.

The board voted to authorize tree services from Acme Tree Service. Priority is placed on removing the dead pine between C and D buildings.

The Board is considering removing all Holly Trees from the property. They have become overgrown and unmanageable. Residents are asked to respond with their thoughts regarding the removal of these trees prior to next month's meeting on August 26th.

Preparations have begun for the replacement of C building roof. It is not anticipated that residents will have to remove their vehicles during this process.

The Board has decided to wait until we are in transition between A/C and Heat in order to remove the bees that have taken residence in the electric column between E and H buildings. Power will need to be shut off during this process. A plan will be formulated to prevent this from occurring in the future.

New Business

Residents are reminded that they are responsible for following pool rules. There have been major breaches of pool rules recently. If the Health Department fines the association for violations, the resident committing the violation will be

responsible for paying the fine, along with an additional fine to be determined by the association.

Pool rules are posted on a sign at pool side.

Marvin Gray requested a variance allowing him to keep a decorative chest in the hallway outside his residence. This Board voted against the request.

To reiterate last month's Board decision on objects to be allowed in private gardens, hallways, and sidewalks of buildings:

The board voted to approve the placement of only 3 items in the 3-foot private garden spaces. No furniture is allowed in this space. It was also determined that all furniture and objects in hallways or on sidewalks of units will need to be removed as they are not allowed per Association Bylaws. Garden borders have been approved as a part of landscaping and thus, is not considered an item to count against the 3 allowed items in gardens. Anything other than plants and borders will be considered an item.

Barbara McGee requested to modify the request for electrical outlet outside her condo, that was approved last month. She was informed by the Electrician that a conduit is required to properly install the outlet. This request was approved by the board.

The Board approved the appointment of Barbara McGee as Staff Assistant to the Board. In this position she was be assisting Secretary, Gingy Grider, in maintaining an up-to-date resident roster.

The Board voted to approve the Landscaping Committee, Winnie Miller, Chairman, and Committee Members, Barbara McGee, and Carol Sexton, the authority to enforce landscaping and garden rules. The Committee will bring violations to the Board with a proposed resolution for Board consideration.

Adjournment

Gingy Grider moved that the meeting adjourn at 7:44 PM. This was seconded by Stan Lounsbury.