

Salem Square

January Board Meeting

January 25, 2021

A. Roll Call: The meeting was called to order at 6:31 pm. Present were Joe Sexton, President; Bricks Avalon, Vice President; Robert Hourigan, Treasurer; Cheri Boden, Secretary; Barbara McGee, Staff Assistant; Belinda Motamedi, Member-at-large. Winnie Miller, former President joining meeting 6:38pm. One item added to December minutes Chris Carter's retirement gift was a \$200 gift certificate to Home Depot. Approval of December meeting minutes was motioned and seconded.

B. Building and Grounds Report: The entry hall F 1-4 is about 99% complete. E 7-12 entry hallway is being refurbished and is about 80% complete. The fresh paint has brightened this three-level building entrance. Ronnie and Keith have done an excellent job. Thanks for your beautiful work.

Maintenance would like to go back to only shutting down water on certain days of the month except in an emergency. Also, they would need a 3-day notice from the resident requesting a shut-off. They are looking at a day during the second and fourth weeks of the month, possibly Tuesday during the second week and a Monday or Friday during the fourth week. Residents will be notified of the change.

Maintenance would like to remind everyone that all bagged garbage must be placed in dumpsters and not on the ground inside the containment area. There are eight total containment areas in Salem Square. We suggest using the nearest available dumpster space and when dumpster is full, look for available space at the next nearby area. This ill practice is inviting rodents and neighbors are complaining.

Also, Maintenance wants to remind you that cigarette butts need to be disposed of properly. Throwing them into the grass or parking lot is not properly. Tobacco is biodegradable and dissolves into ground, the filters do not. For the smoker, a tip from Chris Carter, who says painters who finished their smoke would then, tuck the filter into their pockets until they could dispose of them properly. We simply cannot abide the shameful appearance of cigarette butts on the ground and in our parking lots.

C. Treasurer's Report:

1. As of December 31st, 2020. Checking account is at \$92,440.56. Reserve stands at \$136,656.61. CD is \$16,829.10. Our CD matures next month (2-12-21). Ten days from this date, the CD will automatically be renewed another twelve months. We are in favor of renewal.

2. We saw a net income of \$24,500 for the month of December 2020. This was bolstered by \$7,600 in assessment collections. A good month as winters always is.

3. Financial Statements are posted on our website, <http://salemsquarecondominiums.com>. Paper copy upon request.

4. Our board is being encouraged to review the past year's budget and familiarize ourselves with it. This will enable us to discuss next fiscal year's budget at future meetings. The new budget must be finalized before May's Annual meeting.

D. Landscape Committee: Nothing of significance to report this month.

E. Old Business

1. Naturescape Services: Services for next year were prepaid to get a discount. They include mosquito spray, treating grass, fertilizing, and spring soil aeration.

2. Dogs: Barb asked if new residents are given a copy of the dog approved areas map and rules and where to find them. Yes, they are provided to new residents. Also, the information is posted on our website and on the dog park gates.

The responsibility & privilege of pet ownership belongs to condo owners to know and follow rules on our site, <http://salemsquarecondominiums.com>.

3. Chiller Unit Noise reported in Buildings C and G: We are looking into trying to quiet down noise from the chiller units in the Mechanical rooms.

4. Pool and Clubhouse: The Board will begin to investigate ways to re-open the clubhouse in the future and the Pool this summer. There will be restrictions and guidelines that must be followed.

F. New Business

1. Window Replacement: We have a hallway window that needs to be replaced. We are currently looking into the most economical way to replace this window.

2. Fire Extinguisher: It was approved to install an additional Fire Extinguisher at a cost of \$146 in the East end of G Basement.

Meeting Adjourned at 8:05pm.