

Salem Square Board Meeting

March 22, 2021 at 6:30 p.m.

A. Roll Call. Present were Joe Sexton, President; Bricks Avalon, Vice President; Robert Hourigan, Treasurer; Cheri Boden, Secretary; Barbara McGee, Staff Assistant; Belinda Motamedi, Member-at-large; Adrienne Blair Co-Owner; Winnie Miller, Co-Owner. Approval of February meeting minutes was motioned and seconded with no changes.

B. Building and Grounds Report:

1. Ronnie and Keith have started putting down mulch, cleaning the landscape beds, killing off weeds and edging so mulch will not drift into the grass. A thanks to Don Temple for a day of volunteer help. We started mulching earlier than usual and hope to have this task completed in the next couple of weeks. The grounds look terrific. Residents have begun tending their balcony gardens. Spring has arrived.
2. Window shutters have been hung to completion.
3. Maintenance has attempted to repair outside entrance doors which were not closing properly.

C. Treasurer's Report:

1. As of February 28th, 2021, checking account is at \$119,805. Reserve stands at \$136,656.61. CD is \$16,915.40. We saw a net income of \$14,308.88 for the month of February.
2. Financial Statements are posted on our website, <http://salemsquarecondominiums.com>. Paper copy upon request.
3. Robert reviewed our financials for the month of February.
4. A discussion was held on the proposal for the 2021/2022 Budget. The Board approved a Budget that will be presented at the Annual Meeting. The budget proposal will be included in the packet distributed to all residents before the Annual Meeting.

D. Landscape Committee:

1. Rose bushes were trimmed by the end of February. Thank you, Ronnie.
2. If you have an interest in a special group presentation of how to attract hummingbirds, we have an expert resident here to offer suggestions. Charles Nicklies is willing to discuss how to attract hummingbirds by what you plant in your garden. He has traveled our region with sole purpose of understanding these fine birds and would like to share information and experience with neighbors.

Please call or text Carol Sexton 606-875-3464. She will get with Charles for date and time and return your call. Also, if you are interested in serving on the landscape committee, please let her know. This month's current project is to clean up a rock garden in the north courtyard.

E. Old Business

1. We are working on improving our security cameras and strengthening its WIFI capabilities. This will include motion sensitivity and a mobile app to view the grounds remotely.

2. Regarding our use of the Clubhouse, we are still researching the best and most economical way to sanitize the Clubhouse after each use. By next month we hope to have something more concrete to report.

3. Kentuckiana Pool company is still waiting on information as to what rules will have to be followed to open our pool this year. We are in a holding pattern to see what we must do.

4. We continue to work on the window situation in the landing hallway of F building. The focus is removing one window and installing a new one.

5. An owner in C Building has submitted a letter to the Board complaining of the noise emitted by the Chiller Unit in C Basement. The Board gave Joe Sexton permission to attempt to alleviate the issue but to keep the expenditure under \$1000.

F. New Business

1. There will be 2 open vacancies for the Board voted on at the Annual Meeting this year. If anyone is interested in running, please contact Joe Sexton or a Board member listed on the bulletin board in each building. It is a two-year appointment. You must be an owner listed on the deed and up to date on your HOA fees.

2. A reminder, door codes for buildings C, E, G will change Friday, April 2nd. The new code is 0202.

Meeting Adjournment 8:32pm.

Congratulations and Happy Birthday to Winnie Miller. Winnie will turn 98 years young this month.