

Salem Square Board Meeting

April 26, 2021 at 6:37pm

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

B. Building and Grounds Report:

1. Ronnie and Keith have finished laying mulch. Residents Ashley Morrison and Joe Sexton also assisted.
2. The chunks of dirt you see resemble pet waste was the contracted work of Nature Scape company to aerate our soil and enable more moisture absorption.
3. Outside balconies are scheduled and being replaced; three in building B; two in building C.
4. Alpha Energy Solutions has replaced a section of pipe in G basement.
5. A different leak appeared in G basement from a resident's sink drain and we are working to remediate this event.
6. Bricks and Joe will interview a part-time maintenance helper to assist Ronnie during this busy outdoors season.

C. Treasurer's Report:

1. As of March 31st, 2021, checking account is at \$120,100.35. Reserves stands at \$136,656.61. CD is \$16,961.65.
2. We will pay back the \$22,000 to Reserves before fiscal year ends June 30, 2021.
3. It was suggested we investigate possibly getting a higher yield interest rate on our Reserves account.
4. Robert reviewed our financials for this month. We are in a good place. Our net income is positive at \$15,135.44. Expenses go up in the summer with AC use and this summer is not expected to be an exception.
5. Financial Statements are posted on our website, <http://salemsquarecondominiums.com>. Paper copy upon request.

D. Landscape Committee:

1. Some discussion about spraying for poison ivy in the South Quad rock gardens.

E. Old Business

1. A reminder, if you cannot attend the May 3rd annual meeting, Proxies are due Saturday night May 1 by 7pm. The annual meeting is Monday night May 3, at 7pm. Without a quorum, there will not be an annual meeting. The new budget will be presented by the Board.

2. The Clubhouse will reopen mid-May. Krystal our cleaner will perform a complete cleaning and sanitizing of the Clubhouse before it opens. The max per event will be 15 people. As Regulations change, rules will change. Currently there will be a \$50 fee to use the Clubhouse for cleaning and sanitizing after each use. The fee is due the day before the scheduled calendar event. This charge is the responsibility of the host resident, payment can be made by cash or check. We are hoping to have all the details delivered to your residence for re-opening date about May 15th. Reservations will be scheduled on a calendar outside the office in E basement. If you have questions about reservations, contact Cheri Boden. Cheri's contact information can be found on the entryway bulletin boards. As we get further along rules and regulations will change as Covid protocols change.

3. The pool will tentatively open Memorial Day weekend. We will have to meet Covid requirements set forth by the Jefferson County Dept. of Health. These rules are currently changing daily. Pool hours will be 9am-9pm. Reservations will be required for use of the pool. We are currently researching the best system for making reservations. Bricks Avalon is overseeing the pool opening. If you have any questions, please contact Bricks. His contact information can also be found on the entryway bulletin boards.

New Business:

1. Adrienne Blair discussed social media. She would like to see the Board and residents to make better use of social media.

2. A reminder: Our recycle program does not include glass, all glass must be recycled separately, and we currently do not recycle glass at Salem Square. We ask that you do not deposit glass in the orange lid recycle bins. Too much shattered glass is appearing on our parking lot. The nearest location for glass is at the Mary T Meagher pool parking lot.

3. Security Issue.

If you are approached by a stranger or notice odd behavior from someone on property do not confront them. Call our president or better yet, add to your contact list call the police 574-7111. Option 5 will immediately dispatch.

_Meeting Adjournment 8:15pm.

