

## Salem Square Board Meeting

December 28, 2020 at 6:34 p.m.

A. Roll Call and Approval of November Meeting Minutes. Present were Joe Sexton, President; Bricks Avalon, Vice President; Robert Hourigan, Treasurer; Cheri Boden, Secretary; Barbara McGee, Staff Assistant; Belinda Motamedi, Member-at-large. November 2020 Meeting Minutes were approved as written.

**B. Building and Grounds Report :** Maintenance finished balconies for the season. Started removing wallpaper and painting in entry hall F 1-4. That entry hall is 90% complete. Maintenance performed general grounds cleanup such as removing leaves and trimming shrubs. Alpha performed their PM's on the heating systems at C and G Buildings. At G Building a flow switch to the boiler pump had to be replaced due to safety issues and a drain valve had to be installed on the pressure tank for proper operation. At C Building a bypass valve that was leaking was replaced and the boiler pump had to be rebuilt due to a bad mechanical seal. The board approved \$800 for the work.

Regarding outside entry ways by doors and interior hallways including chandeliers, Joe found a way to receive rebate checks for the full cost of these bulbs. If you see a building bulb out, put in a work order at the office mailbox 1<sup>st</sup> floor E building.

### C. Treasurer's Report:

1. As of November 30<sup>th</sup>, 2020. Checking account is at \$72,371.90. Reserve stands at \$136,656.61. CD is \$16,829.10.
2. Electricity usage lowered from this time last year. We had a net income of \$4,419.50 this month.
3. Arrears : We have 5 owners' in arrears on their HOA fees, 2 have liens filed against their unit and the other 3 are less than a month in arrears.
4. Financial Statements are posted on our website, <http://salemsquarecondominiums.com>. Paper copy upon request.
5. Assessments : A total of 5 owner's did not pay their 1<sup>st</sup> Quarter assessment. Notices have been left and fines will be assessed.
6. Statement Balances ( Credit ) : We have started the process of refunding credit balances. The accounts that we have verified have received a notice and a statement showing their credit balance.

**D. Landscape Committee:** The Bloodgood Japanese maple was planted in north courtyard end of November. This month the two shrubs near the new tree were removed. A big thanks to Ronnie and Joe. Trimming continues. In February, the knockout roses will be cutback.

## **E. Old Business**

1. Five Star Roofing : Our lawyer was contacted again, and we explained our position concerning a possible lawsuit. He still wants to write a letter threatening a possible lawsuit to get a response and possible negotiation for a settlement. We responded by asking the cost and he has yet to respond back.

2. G Basement: We are serving a second notice to a resident still using 60 square feet when 30 sq. ft. max is permissible. Your stuff still needs to be labeled. Our long-term goal is for seasonal items to only be stored in this area.

3. A farewell gift to Chris Carter: The Board approved a gift to be given by the Condo Association.

## **F. New Business**

1 Naturescape Services: To get a discount for 2021, the Board approved a prepayment for our 2021 services. Our services will include spring aeration, lawn treatment and mosquito spray.

2. Security : Due to escalating vandalism in our area do we need to increase security at Salem Square. We are continuing to research viable options for a safe community.

3. Pets: The privilege of having a pet at Salem Square also means the owner has the responsibility of knowing the rules plus informing your visitors of the rules. Our collective concern is the greening of our community. It is not the same as home ownership with your own yard. Rules apply and fines can be assessed.

See pet rules and maps now posted at each of our two dog park gates and on our site, <http://salemsquarecondominiums.com>. Also, we are working on having more visible signs on lawns asking residents to keep pets off these green areas.

**Meeting Adjournment 8:05pm.**