

**2020 Annual Meeting
Salem Square Condominiums Council of Co-Owners**

**7:00 P.M. Monday, May 4, 2020
Conducted via telephone**

Resident Copy

Roll Call and Welcome

- Meeting was called to order by President Joe Sexton at 7PM.
- Quorum was established by Sectary Robert Hourigan.
- March's meeting minutes were approved as written.

Building and Grounds Report

- Chris Carter was not present, but had prepared remarks that President Sexton delivered.
- As our buildings age, we are discovering structural, electrical, and plumbing work that has not been performed properly. He suggests the association evaluates.
- We need to begin evaluating replacements for our parking lot.
- Chris would like to undertake a project to replacement valves on hot and cold-water shutoffs. We would like to be in a position to shut down one building at a time, instead of multiple.

President's Report

The text of President Sexton's speech is below:

It has been both an exciting and out of the norm year for Salem Square.

Due to the Covid19 we must practice social distancing. That has led to changes on how we operate as a Board and our Maintenance practices.

Thank you to Chris and Ronnie for their great work this past year. We appreciate you.

Many things have been accomplished and changed since our last Annual Meeting.

- We have a website: www.salemsquarecondominiums.com
This website enables us to post important information such as our Governing Documents, work order requests, board minutes, and potentially in the future HOA payments can be made online through this site.

- The Clubhouse has been refurbished with a much-needed updated new interior and HVAC system. The HVAC update was not planned or elective, the old system quit on us.
- Improvements were made to both dog parks; more seating was added to the pool area and new tables and umbrellas will be purchased.
- A program was instituted to conserve electrical use. The program has worked well, and we hope everyone will continue to conserve.
- Maintenance at this point has rebuilt or repaired over 20 balconies.
- The entry of A 1-6 was redone with new vinyl plank flooring at the entry landing and this is something that we would like to install at all entrances.
- New trees were planted at our entrance and along the fence line and we were able to do some much needed tree trimming in both courtyards and other areas on property.
- Sadly, the beautiful Japanese Maple in the North Courtyard had to be removed, this will be replaced this year, hopefully this spring.
- Building C's roof was replaced, this was a necessity.
- Entry Doors will be painted and shutters either replaced or painted to match doors.

Up and Coming:

Looking towards the future there are a lot of things we would like to do to improve the aesthetics, functionality, and safety of the community. We hope to replace overgrown landscaping, improve security, upgrade the dumpster enclosures, and update an antiquated chemical system to our A/C system.

The Infrastructure of our buildings and community must be the primary focus of the upcoming years. There are some things that we have no choice but to replace. These things have been patched and fixed all they can and now replacement is the only option. Four roofs, the parking lot, plus plumbing issues that are occurring more frequent with our 50 plus years old plumbing system.

Our goal is to expect, ensure, and enable Salem Square to continue as a people and family-oriented community that is a safe, with a sound infrastructure, and that Salem Square is a beautiful place to call home.

Treasurer's Report

- We just finished an account audit at Salem Square. This is because the Treasurer position switched hands. We discovered numerous residences that never received notice they were past-due. The total amounts due total approximately \$24,000. Additionally, some residents have overpaid, totaling approximately \$6,500. President Sexton and Treasurer Hourigan are in the process of collecting funds.
- There was considerable discussion on whether it is appropriate to collect funds during the COVID-19 pandemic. Residents were on both sides of the issue. President Sexton advised we are flexible with how we approach each situation, but the resident needs to reach out to the Board so we can make arrangement. So far, only one resident has contacted the Board.
- Paula von Loewenfeldt (A7) suggested that residents receiving overpayment checks from Salem Square consider donating some of that money to a fund for impacted residents. Unfortunately, Salem Square is not able to facilitate such a transaction, but the community it welcome to establish a fund.
- We currently owe \$0 for the Electricity Surcharge. We have been very successful in reducing energy usage, surpassing our goal of reaching our 2016 usage in kWh.
 - Treasurer Hourigan presented the budget for period 07/01/2020 – 06/30/2021. Details are in the attachment. In light of COVID-19 discussions, residents did not feel it was appropriate to request an assessment of this size and would rather sacrifice in other places. Residents proposed that we halve the amount of the requested assessment and also reminded that the budget could be rejected. President Hourigan established that voting-eligible members could present their preferences in order: A) vote for the full assessment, B) vote for ½ the advised assessment, and C) to reject the budget. If a majority vote was not reached via first preference, we would consider the second choice. By round #2, the vote was 100% in favor of the modified budget with ½ the advised assessment.

Filling Vacancies for Board

President Sexton's Board position was at the end of its term. This left three positions for the Board. Five residents volunteered: Joe Sexton (A8), Cheri Boden (C9), Bricks Avalon (C2), and Don Temple (E14). Paula von Loewenfeldt (A7) also expressed interest to run, but was later ruled ineligible due to residency requirements.

Secretary/Treasurer Hourigan presided over the vote to prevent conflict of interest. He determined that it was too difficult to conduct a vote this complex via conference call. Residents would instead vote via paper form (distributed Wednesday, May 7 and due Monday, May 11).

Post-Meeting Update: Candidates Joe Sexton, Bricks Avalon, and Cheri Boden received the most votes and are now members of the Salem Square Board. We thank Mr. Temple and Mrs. von Loewenfeldt for their dedication to the community.

New Business

- A proposal was received to conduct some Board meetings outside instead of conference call. The Board will take this under advisement.
- Residents were reminded that they are welcome to help tend the community landscaping and that the Landscaping Committee led by Winnie Miller would help residents find opportunities.
- Treasurer Hourigan proposed adjournment at 8:56. Cheri Boden (C9) seconded.