

Salem Square Board Meeting Minutes

August 25,2021 at 6:30pm

A. Roll Call. Present were Bricks Avalon, President; Cheri Boden, Secretary; Alicia Janes, Maintenance/Office Manager; Ronnie Roberts, Maintenance; Co-owners:Winnie Miller, Geoff Baker, Marcia Baker, Alec Menezes, Arlene Carr, Marty Bingham, Joan Masters, Bill Cavanagh, Earle V. Stone, Chris Carter guest. Board Members via web conference: Don Temple, Treasurer; Adrienne Blair, Member At Large; Co-Owners via web conference: Mo Wakefield, Debbie Temple, Nancy Fred, Doug Leezer, Anonymous.

1.Motion to correct July minutes, (E.5) seconded for approval saying, The Board has not approved applying for FHA financing.

2.Discussion held among co-owners present at the meeting concerning events that occurred over water damage in the E8, E10, E12 building.

B. Building and Grounds. 1. Maintenance and grounds report was given by Alicia Janes, our maintenance manager. Here are a few highlights: a. Spectrum has installed a new conduit to D bldg. This frees up a conduit we installed to be used for lighting/sensors at our entrance. b. Ordered 6 extra recycle bins from Republic. Recycling is picked up every two weeks, Next will be September 10 and then Sept.24.

c. IRC Roofing returned to H building. The pitch needed adjustment to stop overflow of rainwater onto balconies. d. Security Camera Repair and replacement is being performed with software and app updates. WiFi will soon be available in the clubhouse. e. Pool lock was replaced and rekeyed. Caulking around the pool and stone resetting has been completed f.Inoperable car was towed out of our Northwest lot. Owner received notices and agreed to pay towing charges. g. ServPro coordination regarding E building flood occurred is moving forward. Residents have filed claims through their own insurance companies. Salem Square insurance is not involved.

2. Friendly reminders to add monthly pills to the AC exchange in your ceiling. This will help prevent the need for ceiling tile replacement as well as increase efficiency. If you notice a deteriorating garden hose, please report this on a work order. Furthermore, if you are replacing an exterior window, be sure to mention the window company matching the color of molding and outside trim to match surrounding windows.

3. Ronnie is our Grounds Keeper while Alicia coordinates office requests. She is your first point of contact. She receives work orders online, paper copy (which can be found by the office door or mailboxes) and can be reached at the office phone (893-2885), text, or website, <http://salemsquarecondominiums.com>. Simply fill out the order and Alicia will contact you.

1. Earle asks what plans do we have to get Ronnie the help he needs. Ronnie works a 35 hour week and has a 15 hour/week helper, Keith. Also, his grandson, Cameron, has been working 35 hours per week throughout the summer with trimming bushes, weeding, and general grounds upkeep. Krystal cleans hallways on Fridays. Alicia is in the office M-F 9am - 12pm.

2. Alicia inquired why Salem Square is responsible for balconies when the condominiums by-laws state that what is outside residence walls is the responsibility of the co-owner, and also who is responsible for insurance in the event of a balcony accident? For 6 years, Ronnie and Chris Carter have been performing balcony restoration. Previous Boards voted for Salem Square Maintenance Staff to perform all balcony work in house. Ronnie and Alicia are creating a master list of balconies completed, still needing repair and those needing yearly maintenance.

Treasurer's Report As of August 25, 2021, checking account is \$153,494.65. Reserves stand at \$158,776.53. Our CD is at \$16,974.36. The running total for the year is about where it should be for this year. We got a credit for the pool last summer so the costs for this summer are up. Utilities are down compared to last year. Heating and Cooling with Alpha repairing the system on the south side was an expense. Maintenance costs were over budget \$3000 for July

Landscaping Committee Kudos to volunteers who are donating time and energy to watering trees and weeding. A motion was presented by Adrienne and approved to plant 3 Hibiscus in front of the pool entrance not to exceed \$150. Also, Barb McGee is taking care of South quad garden & asks for help.

Old Business

1. We are in the process of entertaining multiple bids to replace concrete behind the clubhouse due to slab shift and foundation preservation.
2. G building parking resident in process of obtaining handicap tag so we can designate a parking space for them.
3. Discussion tabled regarding obsolete Zinsco electric panel and our insurance coverage.
4. Estimates on repairing/replacing garbage enclosures are being received.

New Business. A Board vacancy was left open by Joe Sexton's resignation. Winnie Miller volunteered to fill the role until our 2022 annual meeting and the board approved.

2. Ronnie Roberts' request for a 35 hour paid Covid bonus was approved.
3. Wheelchair ramp request from resident has been tabled until next meeting.
4. The board approved call out compensation for off hour emergencies to be paid at a rate of time and a half.

Meeting Adjournment 9:40pm

