

Dartmouth Willow Terrace Regular Board Meeting

November 20, 2014, 7:00 p.m.

Board Members Present: Janet Parrish, Bob Maddox, Bill Seiller, Anita Henkel, Rhoda Bell, Gayle Dorsey

Others Present: Chad, Evans, Donna Bodi, Eleanor Maddox, Sean Madden (Elevator Specialist from Madden Elevator), Ken Bell, Karen Long, Jim Thompkins, Carolyn Whelan

OPEN SESSION 7:00p.m.

- Jim Thompkins- still worried about the plaster buckling in his condo. Donna says it is the area where the water table is. Water is getting into his unit. Donna has looked at it. The project would need to be done with scaffolding. Rhoda mentioned that the wood under the tin has likely rotted away. Donna will talk to Chad about it to see what he recommends.
- Call to Order & Roll Call. 7:05 p.m. Quorum present.
- Approval of Minutes September 11, 2014. Sent via email to association by Donna Bodi in September. Rhoda moves that we accept minutes. Bill seconded. Vote. Unanimously carried.

NEW BUSINESS

- Elevator- Special Report- Sean Madden, Madden Elevators. Talked to us about the elevators and the services he recommends for them.
-Maintenance plan proposal. Told us about a program he created which is basically like On Star for the elevators, an electronic monitoring system of the elevators. It notifies them of potential problems before they happen. Our 5 year contract with Murphy Elevators is up in 2015 and we will look to see with which company we would like to go.
- Appoint WT Renter Committee- Bob Maddox. Donna said that when owners have renters, they need the information/guidelines of what they need to do with their renters. We should send it all out again (all have received in the past). Anita said that her neighbor (who is a renter) said that she would like to be on a committee. For now we will hold up on any committee. Donna said that she could resend the renter information to owners AND to renters that details how things should be handled.

OLD BUSINESS

- A/C Units dripping water on WT Back Entrance- Chad Evans. Chad is not sure what we can do with that. He said that he will look into it further. Ken said that one of the problems is the WT guest room a/c unit, if it were moved, it would solve that problem, or pipe the condensation into the flower pot. Also Ken said that #82 he would be happy to replace the a/c unit if Chad could help him find one with less condensation. There are many a/c units that drip condensation all around WT. Ken will find out what other a/c units are available before the next Regular Board Meeting to make possible recommendation.
-All A/C Units Energy Efficient? Window units (WT) and Air Conditioning units (D). No.
- Second letter sent to owner that caused plumbing problem and owes payment. Discussed issue.
- Personnel Committee- at the September 11, 2014 Board Meeting, we discussed the need to either give annual raises or bonuses to our employees (contingent upon performance). In recent memory, we have not given raises or bonuses. The personnel committee (Rhoda Bell and Ann Cobb) will meet right away and communicate with the Board electronically about this so that we can act quickly.
- Rhoda brought up the need to check back with the radiators that were red flagged to see if they had indeed been repaired. We also discussed the need for everyone in the maid's quarters to shut off the radiators in their Storage Units. Donna will send out a memo stating this.

COMMITTEE REPORTS

- Standards Committees (Lobbies)
 - Dartmouth- Eleanor Maddox. Presenting their proposal for D Lobby project. \$21,500 for the proposal from Bittner's/Jenkins-Eliason to redecorate the Dartmouth Lobby. Bid for painting \$7,331. Work is scheduled for early December. They had \$20,000 of the project needed to be funded from residents of the Dartmouth. They have sent out an email requesting anonymous donations. And have collected \$13,000 in donations so far. Discussion ensued about September Board meeting discussion about not soliciting funds for Lobby Projects.
 - Willow Terrace- Karen Long. Follow up to her presentation at the September 11 Board Meeting. Bittner's was selected from the proposals for the WT Lobby project. Overall cost is a little over \$14,000. We had decided that at the last meeting the Board would pay for painting. It was requested that Karen put out the Decorator's Plan board of what was selected so that the WT residents can see. The WT lobby project will happen in January 2015.
- Finance/Budget- YTD, EOY & 2015 Proposed- Chad Evans

- Chad went thru YTD and 2015 Budgets line by line to discuss items.
 - Bill asked that we look into payroll taxes.
 - There have been major expenses and projects that have necessitated an increase in condo fees after several years with no increase. Last increase was 1.5% in 2011. We have lagged inflation rates by almost 50% since 2006.
 - Proposal to accept 2015 Budget with 10% increase in condo fees. Bill makes motion to accept proposal. Rhoda seconds. Vote taken. Unanimously carried.
- Building & Grounds- Chad Evans
 - Donna went thru the Completed and Scheduled projects.

ADJOURNMENT 9:02 p.m.

Minutes Submitted by Co-Secretary Janet Parrish on November 21, 2014

Annual Meeting December 4, 2014

Next Regular Board Meeting January 15, 2015