

BOD Meeting Minutes – December 1 2025

Call to Order: 5:35 PM CST

Attendees: ALL BOD: Meera, Chris, Lindsay, Carol, Mark

Resident Attendees: Amanda & Alex

Motions: Chris seconded (for next motion).

1. New Board Members (Approved at 5:42 PM)

- President: Lindsay
- Vice President: Chris
- Treasurer: Mark
- Secretary: Meera
- At Large: Carol

All positions approved unanimously.

2. Owner Comments

Alex

- Closing on condo December 22 --> Looking to Rent
- 8 out of 10 Rental are current

Amanda

- Picked up Rods from Ellie → for lockbox.
 - O'Malley can pick them up from Amanda (12/2).
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3. Building Heating Inquiries

Wall Heaters – 2nd Floor

- At end of life.
- Jackson turned off and monitoring situation—structure not freezing and insulated
- Getting quoted for replacement.

- Heater hasn't been on in years per past notes.

Mail Room

- Newer unit. Works really well - but runs really hot.
 - Can slightly lower and now on medium heat.
 - Jackson will continue to fine tune settings, but hasn't been freezing out
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4. Dumpsters

- Question: power washing?
 - Jackson was told last week we were told two dumpsters are getting replaced—followed up 12/1.
 - Will continue to follow up.
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5. Financials

- October 2025 Financials: Review & approve Wednesday 12/3.
 - 2026 Budget: Final approval pending; review/approve Wednesday 12/3.
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6. New Business

A) Snow Removal

- First snowfall went well; responsive and came multiple times.
- Townhomes: Seberts will fix (over-plowed grass patch again).
- Omalley to confirm if that section has been staked by Seberts - if not can we ask them to stake if they haven't yet?

B) Dates for Special Assessment - NOW SET & APPROVED

- February → 2/1
 - June → 6/1
 - September → 9/1
 - Will be sent via email and posted on bulletin board.
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7. Old Business

Facade

- Inspection to start December 3rd; 3–4 days to complete report/repairs.
 - More in-depth review for us.
 - Shortened version sent to city
- End of year: Due date to city

Elevator

- Working; faults and drive replaced.
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8. Open Forum

Amanda:

- Elevator Mod - Status Update
 - Paul sent out invite to 5 companies to come out and inspect our elevator; 3 people attended
 - Deadline for Proposals are due end of December
 - BOD will approve a contract in January
 - OCT 1st is the start date for all bids
- Package Reminder Email
 - OMalley to send out email reminder to residents that this time of year we are at risk of package thieves, and to have residents bring in packaged from mail room into the lobby for safe keeping!

Alex:

- Board of Directors are listed on Bulletin Board and should be updated there, as well as well OMalley sends out email to residents

6:26PM Adjournment

- Chris Hove seconded motion
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