

The meeting was called to order at 3:04 by Nathaniel Boos, president. There were 15 homeowners present, representing 13 condo units. Minutes from the March 15, 2026, Quarterly Homeowners Meeting were distributed and reviewed. Motion to accept the minutes was made by Wendy Talajkowski, seconded by Kathleen Roethle, and motion carried. A discussion followed concerning the position of secretary, and homeowners were reminded that the board approved a leave of absence for Kali Cashion while her unit was being repaired and until she was moved in and able to assume the position.

The treasurer's report was given by Nathaniel. A hand-out of income/expenses by category from Jan.1-June 12, 2026, was discussed. Homeowners expressed concerns and confusion over some of the categories and balances. Nathaniel will be revising the Quicken document, adding information to make the categories easier to understand and checking on the amounts listed for accuracy. A revised report will be given to homeowners when this is completed.

Shari Orth gave balances on the decorating/social funds. Rummage sale proceeds of \$835.00 will be kept with Shari for social activities; the balance of \$1240.02 will remain in the decorating committee fund.

Old business:

- 1) Furnace update: JWerner Heating Inc. submitted the best quote for replacement of our meeting room hvac unit. Furnace = \$3675; A/C = \$3550. Discussion as to repair or replace resulted in a decision to repair the unit at this time. Motion by Wendy, second by Mike McGrath, all homeowners in agreement. Nathaniel will get a quote from JWerner Heating for repair work.

New business:

- 1) Elevator update: Express Elevator has recommended a repair involving repacking/greasing the bearings. Cost is approximately \$10,000. The exact quote will be provided at the Annual Homeowners Meeting in

September, and a decision on whether or not to proceed with this repair will be made at that time. It was also suggested that we begin a line-item savings for future elevator repairs/replacement, and that the certificate of inspection be displayed in the elevator in addition to the present policy of posting it in the elevator service room.

- 2) Homeowners reviewed the proposed documents on building security, rules for using our meeting room, general guidelines of our condo, and information concerning our condo keys and accessing units in emergency situations. Ann Kraft recorded homeowners' ideas, suggestions, comments, additions, and revisions. The committee reviewing these condo documents will be meeting to revise the proposed documents to reflect the homeowners' suggestions. Final documents will be reviewed and voted on at the Annual Homeowners Meeting in September.
- 3) Several concerns voiced by homeowners: loud music in early morning hours, misuse of the recycle and garbage bins, letting doors slam shut, cleaning balconies. It was agreed that a policy of common sense, consideration, and kindness can remedy these inconveniences, always remembering there are 21 units in this building.

The Annual Homeowners Meeting in September will serve as our next Quarterly Meeting. The board would also ask that you consider serving on our board, as there are only three people on the board at this time and in recent years there have been four. An opportunity for you to submit your name will be posted in August. Please give serious consideration to serving on the board.

Kathleen Roethle moved to adjourn the meeting, seconded by everyone!!!
Meeting adjourned at 6:00.

Respectfully submitted,

Linda Thompson