NOTICE OF BOARD OF DIRECTORS MEETING

ABBOTSFORD CONDOMINIUM OWNERS' ASSOCIATION, INC.

DATE: Monday, June 2, 2025
TIME: 5:00 PM
PLACE: Zoom
ATTENDEES: Angie, Natalie, Spence, Millie

AGENDA

1. Call to Order (5:00 PM)
    a. Call to order 5:02 Spence, second Millie
2. Approval of Minutes –3/3/2025
    a. Approved by Spence and Millie
3. Owner Matters & Correspondence (15 Minutes)
    a. Add Brendon Hock girlfriend to Butterfly
4. Financial Report
    a. Status Report
        i. CD was renewed in April
5. Old Business
    a. Maintenance Calendar
        i. Need to reach out to contractor for yearly inspection based on reserve study. Spence wants to speak to contractor before getting a quote. We are looking at Maintenance and Remodeling
        ii. Garage cleaning: 6/19/25
        iii. Dryer vent cleaning: unconfirmed 6/11/25
        iv. Carpet cleaning completed, Angie to confirm
        v. Sprinkler and alarm inspection in July
        vi. Roof inspection completed early May, waiting for inspection report from SJS
        vii. Maintenance and remodeling to quote on balcony painting and treatment, **will include fixing external damage on unit 401 and 402**.
    b. Statz Construction
        i. Yoga Studio – April 2025
            1. Work was completed this week and no complaints from owners
            2. Within budget so far, base bid $42,000 with additional $20,000 per floor. We should be well under $70,000
        ii. Roof coping system issue

1. Quote to fix connection issue $6550 (west) +$3625 (north)
2. Angie to ask Statz:
    a. Would this work be duplicated when we replace the roof
    b. Confirm Statz will address the roof connection with existing scaffolding
    c. How they will bill us with the additional project
3. Otherwise, board approves the quote

iii. Building plans – Scott will go in person to City
iv. Angie to reach to lawyer for updated on updating condo documents to change the quorum
v. Damage to second floor hallway
    1. Owner was responsible for common area and her unit
    2. Angie to double check who paid so we can get reimbursed

6. New Business
    a. Ratify – Insurance Renewal Quote
        i. Hanover – general and umbrella, E
        ii. Travelers - workers compensation
        iii. Sticking with Mid state with Erica as insurance agent
    b. Lock boxes – remove lock boxes if not removed by owner. Date to be emailed to owners. Lock boxes can be replaced afterwards. Goal is to remove lock boxes from old owners
    c. Spence waiting for Quote from Ideal Mechanical to add outlet in garage
7. Such Other Business as May Come Before the Board
8. Next Meeting (2025): 3 of 4 - __09___/___02___/2025 5:00 pm
9. Adjournment – (6:00 PM)
    a. Spence calls to adjournal at 5:42, Millie seconds
10. Executive Session (if required)

If an owner would like to join a board meeting via Zoom please reach out to angie@huntmanagement.com and she will send you the Zoom link.