NOTICE OF BOARD OF DIRECTORS MEETING
ABBOTSFORD CONDOMINIUM OWNERS' ASSOCIATION, INC.

Date: Monday, December 1st, 2025
Time: 4:30 PM
Place: Zoom
Attendees: Angie, Makda, Spence, Millie, Natalie

AGENDA

1. **Call to Order (4:30 PM)**
   a. Spence call to order 4:32 pm
2. **Approval of Minutes**
   a. Spence approves, Millie seconds
3. **Owner Matters & Correspondence (15 Minutes)**
   a. ABS agreed to send notices to building for owners moving in and out
4. **Financial Report**
   a. Operating checking account $13,886.34
      i. Need to pay the dryer vent wizard, ESS
   b. Reserve account: $116,762.96
      i. Need to pay Secure Fire for 5 year inspection and other fixes
   c. CD: $208,730.19
5. **Old Business**
   a. Quotes for deck maintenance: Hunt is gathering quotes
      i. Includes wood staining, balcony painting and fixing siding damage to 401 & 402 (mold and buckling)
   b. Dryer vent and exhaust replacement:
      i. Board approved paying the invoice
      ii. Spence sent questions, Angie to share answers
      iii. Unit vents that have not been cleared have not been notified, we don't have a list
   c. Change of quorum:
      i. Need Jason's response to approve- Angie will send follow up email
   d. Statz Construction and Yoga studio – Laura Yell provided video of leaks after work was completed on front windows and façade
      i. More work to be completed in Spring relative to balcony
   e. Security cameras
      i. Batteries died, rechargeable batteries do not work
      ii. Reached out to Arlo to investigate base or smart hub option
      iii. Angie to get bids for replacement camera system
      iv. Angie to send out notice to building that cameras are out and we are working on a fix
6. **New Business**
   a. Person sleeping in open air garage, police helped remove
   b. Ceiling tile missing on outside of building
      i. Angie to enter maintenance request
      ii. Need to see if mold is an issue
      iii. Millie will send picture
   c. Food in lobby – Scott will throw it again, Angie to send out another email reminder
   d. Owners received letter regarding bar going in near cigarette depot, next to Koppa's
      i. Millie will share image of letter
7. **Such Other Business as May Come Before the Board**

8. **Next Board Meeting March 2, 2026 at 5pm**

9. **Adjournment – (5:30 PM)**

    a. **Spence motion to adjourn 5:11 pm, 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.