KANE CONDOMINIUM ASSOCIATION, INC.

BOARD MEETING

MINUTES

DATE: **WEDNESDAY, AUGUST 6, 2025**
TIME: **8:00 P.M.**
WHERE: **via teleconference**

I. Call to Order at 8:05 pm; Nick D, Beth H, Nataliya, and Sheeva in attendance

II. Approval of Minutes – 06-25-2025 - motioned by Sheeva and seconded for approval by Nataliya, all were in favor

III. Homeowner Matters-

- 1714 Front Door is not closing properly.
  - Residents need to pull the door shut behind them for security.
  - Board to consider maintenance requests for door repair, closer repair, or keypad repair
  - Nataliya to request quote from Whitlows (previous contractor) and to request quotes from Jenny at Hunt for keypad replacement
- Car window break-ins in the parking structure
  - Nataliya to inform lot owner about the vandalism - two cars had their windows broken early morning on August 6th

IV. Financial Status - June report

Account name	Balance from June 2025 (change from May 2025)
Checking Account	$ 9,975 (+ $1,470)
Reserve account:	$57,466 (+ 100)
YTD operating expenses:	$58,977, includes $7,666 reserve transfer (+ $7,400)
YTD reserve expenses:	$3,650 (+ $1,825)

- 2025 insurance renewal upcoming
  - Umbrella renewal: $1,999.80 (+ $182)
  - Commercial liability: not available
  - Directors & Officers: not available

V. Old Business

- Spring roof maintenance - maintenance report provided on 30 June 2025
    - Lifetime remaining: 11+ years
    - Several loose seams and one tear were patched.
    - Noted rusted top surface on exterior overhang (cornice)

- Unit I
    - Structural report received from RCL on 18 July
    - Recommends approving plans with conditions (see letter)

- Basement structural pillar repairs
    - Contingent on how the situation with Unit I proceeds

- 1714 Broken Window
    - Invoice from Klein-Dickert received and paid

- Exterior Maintenance and Repair projects
    - tabled until reserve study finalized and more thoroughly reviewed

- Fireplace usage policy
    - Policy to be written restricting use of all fireplaces

VI. New Business

- Vote on Unit I structural modifications, per recommendations provided by RCL in letter dated 18 July 2025
    - Voted via email, Nick motioned on July 22, 2025; all in favor

- Winter service contractor, quote provided
    - Voted via email, Nick motioned to approve on July 22, 2025; Sheeva and Beth approved

- Parking lot usage policy
    - Old board resolutions for prior lease (2013) are obsolete
    - Updated policy to be written

- List of current policies
    - Parking lot usage policy
    - Grievance enforcement policy
    - Tenant/renter insurance and annual fee on leased/rented units

VII. Such other business as may have come before the Board

- Next Meeting Schedule - September 3, 2025 at 08:00 pm
- Tentative annual meeting date with homeowners - November 13, 2025, at 6:30 pm; location TBD

VIII. Adjournment at 09:12 PM