

Drake Condo Association Owner Meeting

January 12, 2021

5:00 pm Via GoToMeeting Virtual

Owners Present-Kent Obermann, Andrew Belvan, Bill Hastings, Wendy Lee & Ryan Scarborough, Ryan Rush, Suzanne Rice

Mark Lockwood-Investor Properties

President Ryan Rush Called the Meeting to order.

Approval of 2020 Owner meeting minutes. (Sent to everyone via email) Meeting minutes approved.

Nomination for Election of Officers Open-

President:

Ryan Rush nominated Andrew Belvan for president, Suzanne seconded. No other nominations were offered for President. Vote was Unanimous.

Vice President-Suzanne Rice nominated Ryan Rush; Andrew Belvan seconded. No other nominations were made. Vote was unanimous.

Secretary/Treasurer: Ryan Rush Nominated Suzanne Rice for Secretary, Andrew Belvan seconded.

Andrew introduced the idea of combining the Secretary and Treasurer position and Suzanne agreed to do both. No other nominations were made. Vote was unanimous.

Two Board Members at Large since we combined the one position.

Three nominations made.

Bill Hastings

Kent Obermann

Ryan Scarborough

Votes were cast via chat. Majority nominated Kent Obermann and Ryan Scarborough.

Board Member Terms-motion was made to set the terms according to rotation set. Seconded and approved-by vote.

Suzanne Rice & Ryan Scarborough-2022

Andrew Belvan & Kent Obermann-2023

Ryan Rush-2024

Andrew made a motion to rescind a previous bi-law change directing where signs could be erected. (No formal change had been made) Ryan Rush moved to rescind the language change, Suzanne Rice seconded. Motion passed.

Discussion was made to set a Design committee to deal with issues of the property. (Thus taking care of previous sign issue). Suzanne Rice moved and Ryan Rush seconded to select a design committee. Motion passed.

Ryan Rush asked to continue to be the Lead on the committee since he is actively involved in the contracted renovation, Wendy Lee and Suzanne Rice also offered to be on the committee.

Motion was made to end the Annual owners Meeting. Motion passed.

Board Meeting started and on same video recording. All owners were welcome to stay and all owners remained.

Andrew Belvan called the Board meeting to order.

First item of business is the **Interior Renovation updates** from Ryan Rush:

Ryan presented some options sent from ThunderPup.

DOORS/RAILINGS-Replace existing doors (11) with 1 ¾ pane of Light Birch at Roughly \$7690. Or \$700 a door. Additional costs would have to replace any existing double cylinder dead bolt locks and if closers need replacing and additional \$150 for each as required by Code.

This leaves the railings and other oak stair trim-Ryan said they had not found anyone to do the oak railings as yet. He will get back to us.

Ryan also got a bid as requested for full rubber stairs at a cost of \$6040.

Stone Wall-quote was for \$1677 for the wall to do the stone. They were recommending a different coordinating color or wallpaper to dress up the area, instead of the stone.

Thunderpup also quoted \$500 to do the extended carpet into the bathroom area for Bill Hastings unit. (at his request and cost)

Talked about the installation of a new mailbox. Suzanne found a couple of sites that run anywhere from \$1000-\$1800 just for the box. Dimensions will be sent to Ryan for Thunderpup to bid the install.

Discussion-Board could only count 10 doors. But may have included the small half door under the stairs. It was agreed just paint that door under the stairs to match the wall color, regardless of whether doors are replaced.

Much discussion on passing the cost of new doors to the owners over and above the already Special Assessment voted on. No decision was made at the meeting.

The Board agreed to just stay with the current plan to just do the rubber trim on the steps and not the whole stairs.

Bill will get with Ryan to confirm whether he will have his extra portion done or not.

Discussion about the rock wall and whether the correct choice or not.

Suggestion to allow designers to pick colors.

Final request was to find out if they did not do the doors and railing what amount would they be giving us credit since they were included in the original bid.

Ryan Will work with the Design committee once questions are answered.

Landscaping-Nothing new on landscaping.

Discussion on the scope of the landscaping,

Focus on the cleanup areas. Main Entrance and East walkway. Evaluate the bigger areas at a later time.

Suzanne talked about a couple of issues with trees that should be taken care of. One Aspen needs to be removed it is dead. Possible one other one next to east door.

Question as to funds in order to have the exterior improvements done.

Andrew asked for clarification from Mark Lockwood on available funds we have.

\$60,903 in the general fund,

\$10,226 in operating, and another \$4500 pending.

Minus about \$3700 in January 2021 bills

Decided to walk the property and see what the needs are and make recommendations.

Budget,

Briefly went over the budget.

Mark Lockwood was asked if he saw anything, we should be looking at?

Mat service at \$90, decided to keep until the floors are started on the renovations then discontinue that service.

Insurance-Current annual cost is \$6750 with an exceptionally low deductible of \$50. Might consider amending at some point.

Andrew asked if the budget is basically the same. Yes, with the change of the Internet service but it is already reflected in the budget.

Motion to approve the budget as it stands. Seconded and approved.

Andrew and Suzanne will get together to go over the budget more closely and will make suggestions of changes if needed.

Andrew concerned about our tax liability and making sure we are only collecting what we need to avoid any taxes. This discussion to continue at the next Board meeting due to time constraints.

Andrew would like to revisit the having an inspector come out and do an inspection on our building, so we know what we have. This also tabled to the next Board meeting.

Next Board meeting set for February 23rd 5Pm Suzanne will send a GoToMeeting Link.

Motion to Adjourn.