

575 Valley Street Warehouse Condominium Association, Inc.
Board Meeting
October 14, 2022

Jeff Thornton called the meeting to order at 8:32 am. Quorum was established. Members present were Jared Reid, President/Secretary, Jeff Thornton, VP/ Treasurer, Randy Anderson, Member at Large and Kristie McKitterick from Balanced Bookkeeping & Community Association Management.

Meeting Minutes – Randy motioned; Jeff seconded; to approve the minutes from October 19, 2021, November 16, 2021. Motion carried. November 16, 2021, the board reviewed the annual meeting minutes.

Financial Report

- As of September 30, 2022: Operating balance \$7395.22; Reserve \$9378.80.
- Randy motioned; Jared seconded; to approve the 2023 budget. Motion carried. The dues will increase for 2022 to \$237.00.

Unfinished/New Business

- All board members are rerunning for the board this year.
- Jared is approved to repair the retaining wall behind unit #1. Kristie received a bid from TJP Enterprises for \$3944,00. The board would like more information from TJP on the material that would be used. The board would also like a bid to replace retaining wall with concrete, Kristie will get a bid from Xpert Concrete.
- Randy Anderson removed a dying pine tree next to unit #10.
- The CPU's were replaced after vandalism.
- BBCAM is increasing their management rate by 5%.
- H22-1137 requires updates to the existing policies. The board approved getting the new policies, hopefully before the end of the year.
- Annual meeting will be held on November 15, 2022, at 8:30 am.

The meeting was adjourned at 9:25 am.

Kristie McKitterick took the minutes on behalf of the Board.