

575 VALLEY STREET WAREHOUSE CONDOMINIUM ASSOCIATION, Inc.

**MEETING
September 17, 2013**

The meeting was called to order at 5:30 pm with the following owners present: Noah Rubin (Units 2 and 3); Joe Cross (Units 4,5, and 6); and Jared Reid and Chris Reid (Units 8 and 9); and Craig Levitt (Unit 10). John Palmer and Mark Urban, were absent. Chris Reid of Blue Ridge Contractors, Inc. was a visitor.

This meeting was called to discuss roof repairs as well as check up on old news and new issues. All of the corporate documents are on file in the office of Joe Cross (President).

Last Meetings Minutes: Approved

Old Business:

Issues with drainage on SE side of building. The Board approved Blue Ridge Contractors to complete work, which included installing a center pan to direct water away from SE side of building and alleviate flooding issues.

Late fees and paying dues on time had been reported by the Treasure as being an issue. Most Owners had paid dues ahead at this point. But, there were still tenants that were incurring late fees at the time of this meeting.

Reports of Committees:

Treasurer's report:

- After recent installation of center pan on SE side of complex, the coffers are roughly back up to what we had before the center pan.
- Checks are being sent to Board members directly and this is causing an issue with owners incurring late fees. The board informed its members of where to send checks at this meeting.
- It was unanimously voted on that trash service be terminated and changed to a cheaper alternative.
- Balance Sheet Reviewed.
- Fluctuation in Insurance costs from month to month. Need to shop around and solicit bids from other insurance companies for shell of building.

Election of Directors/Board Members:

No elections were held at this meeting.

New Business:

- Unit 10 upset about late fee's incurred during time of flooding on SE side of building. Craig Levitt is seeing further legal action at this time.
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- Unit 10 requesting action be done about bullet holes located on South end and SW side of complex on his unit. The board is considering replacing panels and caulking areas that are not as noticeable.
- Weed control is becoming an issue. Joe Cross suggested waiting until next meeting with Management Company Rep. present to discuss options.
- Each owner volunteered to seek out bids from other management companies to bring to next meeting.
- Insurance claim for 575 Valley Street Association's roof was gone over and explained by Christopher Reid (Unit 8 and 9). This issue has been prolonged to the next association meeting on Oct. 1, 2013 at which time a resolution will be sought.

The meeting was adjourned at 8:00 p.m.

Minutes Prepared By: Jared Reid (Secretary, 575 Valley Street Association)