

575 Valley Street Warehouse Condominium Association, Inc.
Board Meeting
October 15, 2015

Jared Reid called the meeting to order at 8:02 am. Quorum was established. Members present were Jared Reid, President/Secretary, Jeff Thornton, VP/ Treasurer and Kristie McKitterick from Balanced Bookkeeping & Community Association Management.

Meeting Minutes – Jared motioned; Jeff seconded; to approve the minutes from October 30, 2014. Motion carried.

Financial Report

- As of September 30, 2015: Operating balance \$3284.69; Reserve 11905.13.
- The cost of \$450.00
- Reviewed 2016 budget. Jeff motioned; Jared seconded; to approve the 2016 budget. Motion carried.

Unfinished/New Business

- There is a section in the northwest corner of the property that has eroded with the heavy rains from this summer. Jared's company is going to repair with a concrete drainage swale. The bid for Taylor Made for a rock swale was \$1966.00, Jared's company will do the concrete swale for less than the rock swale with the completion date of November 30, 2015. Jeff motioned and voted to approve Jared's bid. Jared abstained due to a conflict of interest.
- Comcast would like to supply service to the entire building. Jeff motioned; Jared seconded; to approve signing the contract with Comcast. Motion carried. Kristie is to get workmen's comp certificates from both Comcast and SEFNCO.
- Annual meeting is set for November 17, 2015 at 8am.
- Reviewed insurance in relationship to terrorism.
- Board requested that Kristie ask a police officer to the annual meeting for security tips.
- Kristie will check with Monarch to follow up with snow removal.
- Kristie will get a hold of Delmark to fix the back lights that are either on 24/7 or not on at all.
- Kristie will send an email about having a workday on October 24th and let the Board know if anyone responds.

The meeting was adjourned at 8:48 am.

Kristie McKitterick took the minutes on behalf of the Board.