

575 Valley Street Warehouse Condominium Association, Inc.
Board Meeting
October 10, 2018

Jared Reid called the meeting to order at 8:38 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 – Jeff motioned; Jared seconded; to approve the minutes from September 20, 2017 and November 15, 2017. Motion carried.

Financial Report

- As of September 30, 2018: Operating balance \$7822.07; Reserve \$9974.24.
- One owner is more than 30 days past due.
- Jeff motioned; Jared seconded to approve the 2019 budget. Motion carried.

Unfinished/New Business

- Hail storm restoration has been completed.
- Jared completed the paperwork for ENT and is a signer on the account.
- The board reviewed cyber insurance and decided to decline coverage at this time.
- The board voted to have Curb Appeal spray the weeds twice next year.
- Pallets continue to be an issue in the back of the units. Jeff will talk to Delmark when the pallets become an issue. Kristie is to let Jeff know about the pallets that are there now.
- Jared put up the camera signs.
- Randy will trim the elm tree suckers around the pine trees.
- All three board members will rerun for the board at the annual meeting.
- The annual meeting will be November 15, 2018 at 8:30 am, at Jeff's.
- The bollard in the back may need paint in the future. Sleeves were talked about but are too expensive at this time.
- Kristie will ask Mike Brandl to come to the annual meeting and talk about car insurance.
- Kristie will call Springs Waste about a new lock on the dumpster.
- Kristie will get two bids from DeCarlos and MRA to paint the poles in the front of the building. Sand off, 2 coats of paint with an oil-based paint. Jared will ask Craig for a bid also.

The meeting was adjourned at 9:51 am.

Kristie McKitterick took the minutes on behalf of the Board.