

575 Valley Street Warehouse Condominium Association, Inc.  
Board Meeting  
September 17, 2019

Jeff Thornton 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; Randy seconded; to approve the minutes from October 10, 2018 and November 15, 2018. Motion carried.

#### Financial Report

- As of August 30, 2019: Operating balance \$8040.96; Reserve \$9983.42.
- One owner is more than 30 days past due.
- Randy motioned; Jeff seconded to approve the 2020 budget. Motion carried.

#### Unfinished/New Business

- Five boulders were placed in rocks to stop the parking in the rocks – email vote
- Outside cameras were vandalized and replaced with better cameras – email vote
- Kristie only did one weed treatment this year because of the money spent on the boulders.
- All board members are rerunning for the board this year.
- Annual meeting November 15, 2019, 8:30am, at Jeff's.
- Jeff is going to give a talk on security at the annual meeting.
- Jared did an annual roof check, and everything looks good. Jeff has a hole in a gutter and Jared will look at it.
- The board reviewed the bids for painting the poles and bollards. Two vendors submitted nothing, leaving just the DeCarlos bid. After reviewing the cost, the board decided to have a volunteer day and paint the poles and bollards. The board will do it in the springs of 2020.
- Kristie will call Nic from Monarch to make sure he is still doing snow removal if needed. She is also going to ask him about the drainage problem.

The meeting was adjourned at 9:28 am.

Kristie McKitterick took the minutes on behalf of the Board.