

575 Valley Street Warehouse Condominium Association, Inc.
Board Meeting
October 19, 2021

Jared Reid called the meeting to order at 8:03 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 – Jared motioned; Randy seconded; to approve the minutes from September 30, 2020. Motion carried.

Financial Report

- As of September 30, 2021: Operating balance \$6853.36; Reserve \$8761.76.
- Jeff motioned; Randy seconded to approve the 2022 budget. Motion carried. The dues will stay the same for 2022 at \$207.00.

Unfinished/New Business

- All board members are rerunning for the board this year.
- The seal coat was approved by email vote and was completed.
- Jared is going to fix the retaining wall in the back by units 1 and 2. Jared gave a bid of not to exceed \$2500.00. The money will come out of the reserve fund. Randy motioned; Jeff seconded to go ahead with the retaining wall. Motion carried.
- Email vote to have Golden West fix the potholes in the back by the dumpster and was completed.
- The low spot in the asphalt by the dumpster is better due to the patch and the seal coat. No additional action is required.
- Jared suggested gates on both ends of the building to try to reduce crime. However, the cost of the gate would be too much for the association. A special assessment was considered but was decided the gates benefit would not be worth the cost.
- Randy Anderson removed the two dying elm trees for the association. He did an excellent job and removed the trees at no cost to the association.
- Annual meeting will be held on November 16, 2021, at 8:30 am.
- Jared did the annual roof check and the roofs were in good condition.
- Last snow season Monarch removed the snow at no cost to the association.

The meeting was adjourned at 8:34 am.

Kristie McKitterick took the minutes on behalf of the Board.