

**MINUTES OF THE
MAIN STREET SQUARE OF ROYAL OAK
BOARD OF DIRECTORS MEETING – TUESDAY, January 31, 2017
At the Home of Ron Geddish – 1303 South Washington**

Present: Ron Geddish, John Myer, Yana Stalpes, Adam Rusinowski, Barbara Ingalls, Mike Haberlein and Chuck Semchena

- First Order of Business -

I. Administrative Issues:

- a. Call to order and establishment of a quorum – Welcome New Board Members:
- b. Minutes of the August 10, 2016 Board Meeting - Motion by Ron Geddish, seconded by Yana Staples to approve the regular and executive minutes from the August 10, 2016 and to incorporate votes via email since the last meeting (see below) **Yea: All Nay: None**

Motions approved since last meeting:

- Approval of the August 2016 payables
- Approval of the September 2016 payables
- Approval of the Georgetown landscaping improvements – 9/25/16
- Approval of the Georgetown and Kenilworth irrigation improvements – 9/27/16
- Cancelling of the installation of benches in the Gazebo – 10/10/16
- Approval of the October 2016 payables – 10/20/16
- Approval of the posting of a lien on a unit – 10/24/16
- Approval of the installation of Det-Tec for 144 Allenhurst and 131 Kenilworth – 10-25-16
- Approval of the new officers of the Association: Geddish, President; Meyer, VP; Staples, Secretary.
- Approval of the letter to co-owners as to the issue of hardwood vs carpet in Terrace Units – 11-2-16
- Approval of the November 2016 payables – 11-11-16
- Approval of Rusinowski as a new board member – 11-20-16
- Approval of Ingalls as a new board member – 11-21-16
- Approval of December 2016 payables – 12-14-16
- Approval of the post of a 14 day notice on the doors of a unit – 12-30-16
- Approval of the January 2017 payables

c. Review of operating statements:

<u>August 2016</u>	<u>Actual</u>	<u>Budget</u>
Income for the month	24,615	23,955
Expenses for the month	48,041	21,184
Net Income (Loss) for the month	-23,426	2,771
Net income (Loss) for the year	-28,435	379
Working Reserve Fund Balance	6,654	
Designated Reserve Fund	77,658	
Total Reserve Fund Balance	84,312	

Motion by Ron Geddish, seconded by Adam Rusinowski, to approve the financials for the month of August 2016, and file for the auditor's review. **Yea: All Nay: None**

<u>September 2016</u>	<u>Actual</u>	<u>Budget</u>
Income for the month	23,702	23,955
Expenses for the month	29,318	20,788
Net Income (Loss) for the month	5,616	3,167
Net income (Loss) for the year	-34,127	3,546
Working Reserve Fund Balance	7,209	
Designated Reserve Fund Balance	80,171	
Total Reserve Fund Balance	87,380	

Motion by Ron Geddish, seconded by Adam Rusinowski, to approve the financials

for the month of September 2016, and file for the auditor's review. **Yea: All Nay: None**

<u>October 2016</u>	<u>Actual</u>	<u>Budget</u>
Income for the month	23,897	23,955
Expenses for the month	25,286	20,788
Net Income (Loss) for the month	-1,389	3,167
Net income (Loss) for the year	-35,516	6,713
Working Reserve Fund Balance	7,764	
Designated Reserve Fund Balance	82,684	
Total Reserve Fund Balance	90,348	

Motion by Ron Geddish, seconded by Adam Rusinowski, to approve the financials for of October 2016, and file for the auditor's review. **Yea: All Nay: None**

<u>November 2016</u>	<u>Actual</u>	<u>Budget</u>
Income for the month	25,021	23,955
Expenses for the month	26,610	25,438
Net Income (Loss) for the month	-1,589	-1,483
Net income (Loss) for the year	-37,107	5,230
Working Reserve Fund Balance	1,764	
Designated Reserve Fund Balance	82,698	
Total Reserve Fund Balance	84,462	

Motion by Ron Geddish, seconded by Adam Rusinowski, to approve the financials for of November 2016, and file for the auditor's review. **Yea: All Nay: None**

<u>December 2016</u>	<u>Actual</u>	<u>Budget</u>
Income for the month	23,991	23,995
Expenses for the month	20,817	25,438
Net Income (Loss) for the month	3,174	-1,483
Net income (Loss) for the year	33,982	3,747
Working Reserve Fund Balance	1,764	
Designated Reserve Fund Balance	82,365	
Total Reserve Fund Balance	84,129	

Motion by Ron Geddish, seconded by Adam Rusinowski, to approve the financials for of December 2016, and file for the auditor's review. **Yea: All Nay: None**

- d. Attorney's invoices – 8/10/16, 9/9/16, 10/7/16, 11/10/16, 12/9/16
- e. Attorney's list from: 8/18/16, 9/19/16, 10/18/16, 11/22/16, 12/20/16, 1/24/16
- f. Attorney's Notes from: 8/24/16, 9/28/16, 11/28/16, 1/26/17
- g. Attorney correspondence:
 - Unit 46 - Notice of delinquent assessments
 - Unit 55 - Notice of lien – paid off the balance on 1/1/17
- h. Status letters –
None
- i. Co-owner correspondence
 - Unit 4 - RE: wooden floors in a Terrace unit
 - Unit 6 - RE: wooden floors in a Terrace unit
 - Unit 103 - Modification request to replace glass in a window
 - Unit 104 - Violation: parking a commercial vehicle on site
 - Unit 110- RE: wooden floor in a Terrace unit

II. MAINTENANCE ISSUES

New dryer duct covers - evaluation and approval (Vote via email)

Projects under consideration for 2017:

- Painting of all front doors
- Inspection and painting of wrought iron porch and stair railings
- Yellow caution markers along both ends of Georgetown where it intersects the parking areas
- Benches in the Gazebo – what to do with the three benches?
**Install one bench in the Gazebo until Annual Meeting to determine if all three benches should be installed. Motion by Ron Geddish, second by Barbara Ingalls
Yea: All Nay: None**
- Landscaping enhancements
- Substantial trimming of the hydrangeas at the entrances on Kenilworth and Allenhurst at the ends of buildings

III. OLD BUSINESS

Utility spreadsheets

IV. NEW BUSINESS

Chuck Semchena – Comcast Proposal – **Legally exposes the Board with unlimited remedies. Motion to reject offer, but open to negotiation by Ron Geddish, second by Yana Staples. Yea: All Nay: None**

Wood Floors: Enforce the Bylaws until/if repealed/amended. Deny any exemptions. Motion by Ron Geddish, second by John Myer, Yea: 4, Nay: 1

Chuck Semchena will write an agreement for the three co-owners that came forward with hard wood floors. No deposits and carpet by November 1, 2017. Present Hard Floor Amendment. Committee formed to research padding solutions, and Amendment/ Repeal Plan. Committee: Yana Staples and Barbara Ingalls. Discuss at the next Board Meeting. Motion by Ron Geddish, second by Barbara Ingalls, Yea: All, Nay: None

V. SCHEDULING OF NEXT MEETING

VI. ADJOURNMENT – Motion by Ron Geddish, seconded by Barbara Ingalls, to adjourn the meeting at **8:22** PM.