

Meeting in session 6:38pm

In attendance; Scott Miller, Suzanne Reeve, Gabrielle Wilkerson, Amy Soto, Jill Berger, Janine Torres and Kent from Integrity

1. Kent Daniels – Integrity Group

Discussion re: do we really need to replace all roofs or can we do some fixes and replace a few roofs. Kent spoke with Nate today. Kent says this is a systemic problem, we have been dealing with this for years. 50% of roofs inspected needed some structural attention, plus the one that Remco Deacon previously looked at needed structural attention. There are visible failures which Kent is very concerned about. Bids that Kent got for full roofs were \$25,000 versus \$15,000 for fixes. New roofs would have warranties. Bids from 189k-220k from companies which are well-known and good quality contractors which are comparable (price difference is based on companies). Kent costs \$105.00/hr or about 3% of total cost. Kent does spot inspections – checks things out after demo of roof before the roof is rebuilt so he knows which components need to be replaced, then does inspections as roof is being rebuilt. Estimated total cost is approximately \$260k (\$86k/year). A, C and D are considered “high needs” for this year; E and G for 2016; B and F for 2017. We only have 172k in reserves. Buildings are livable while roofs are being worked on, company will bring in a dump trailer to throw debris into.

2. Vote to ask Kent for bid for his services; 1<sup>st</sup> motion by Scott, 2<sup>nd</sup> by Suzanne; passed by Gabrielle, Jill, Janine, Amy (roof was approved in previous meeting).
3. Treasurers report – 172k in reserves. We should be putting 8k/month in reserves but this money is going straight back out to pay bills. Variance is 37k, paid out for small claims related to water damage.
4. Rules and Regulations changes – will accumulate changes (based on what our insurance company wants) and decide on final changes and discuss at next meeting.
5. Water heater defaults – A105, B102, B203, C104, C202, C203, D101, F304, G303. Notices and fines have been going out. Sherry has told a few people that she would remove the fines if they were in process of getting them replaced. The Board has asked Sherry to enforce the fines and collect the money. Sherry agrees to do this for remaining units.
6. Dog stations – Scott will contact Asari to schedule showing Sari Placement
7. B301 water damage – Our Master policy is subrogating to the contractor’s insurance.
8. Asphalt – re-sealing bids are approximately \$18,000. Discussion about possibility of resurfacing. Scott wants to ask a professional if we need to resurface in 2017. If we don’t need resurfacing, the idea is to re-seal. Also discussion about fixing curb near east mailboxes and re-striping. Pt
9. Next meeting 5/21/15 6pm – B304 (Janine’s unit)
10. Meeting concluded at 8:02pm Scott makes motion, Gabrielle 2nds, rest say “aye”