

The Clarkson on 16<sup>th</sup> Ave HOA  
Annual Meeting Minutes  
March 27, 2017

In attendance: Brook Mulford, Nadine Rebrovic, Michael Turner, Erik Helgeson, Anthony McLaughlin Breanne Katz, Jeff Mohsenin, Kimberly Gillock, Maureen Woods, Todd and Kristin Arnold, Jill Morgenstern (did not sign in) Shannon McCarthy HOA Manager.

I. Call to order at 6:00 pm

II. Financial report.

Shannon read the financial report as of February 28, 2017

Operating balance: \$26,023.85

Reserve: \$4,820.91

III. Manager Report:

A. 2016 completed Projects

1. Wet side tuck pointing
2. West side gutter and downspouts
3. Fire escape plank repairs

B. New Projects

1. Finish tuck pointing-south side. Tabled.
2. Increase janitorial-ask janitorial to do a deep cleaning of walls and painted wood areas.
3. Painting-tabled
4. The back door lock code to be changed
5. Have all personal items removed from basement common area
6. Designate a bike room
7. Discussion of wooden fence: Should it be repaired, replaced or removed. Michel Turner volunteered to look into repair costs.

C. New Business

1. Short term rentals: Some owners in the building are renting their units short term through Air BnB. The declarations does not allow for leases less than six months. After discussion: it was decided that the Board would present a ballot to the owners as to amending the Declarations to allow for short term rentals. Until such a point as the Declarations are amended, or not, according to the amendment section of the bylaws, a fine will be placed on the owners each time they rent for short term.
2. A motion was made, for a \$20.00 fine per short term rental, by Eric Helgeson and Second by Kristin Arnold. No further discussion. All those present voted in favor.

IV. Board Elections: Nadine was voted to remain on the Board. BrookBreeane, Jill and Kristin were added to the Baord.

V. Adjournment: