

GOVERNOR'S ABBEY  
ANNUAL HOMEOWNERS MEETING  
MAY 18, 2017

**PRESENT**

\*Paul Blomquist (102)  
Jamie & John Salazar (106)  
\*Tom Legueri (107)  
\*Karen Hollweg (204)  
Karole Huskins (206)  
Megan Sullivan (302)  
\*Cindy Johnson (307)  
Keith McCarthy, Capitol Hill HOA Mgt.

\*Board Members

**PROXIES**

Diane Kelley & Bob Blunt (101)  
Carmen Mejia (103)  
Brent & Lindsay Jordheim (105)  
Greg O'Malley (201)  
Kirk Lautensleger (203)  
Wendy Barnes (205)  
John Statz (207)  
Steve Ehrlich (301)  
Audrey Chumley (302)

The meeting was called to order by Karen Hollweg at 6:05 p.m. It was established that there was a quorum to conduct business.

**READING OF MINUTES**

The minutes from the 2016 annual meeting were distributed to all homeowners prior to the meeting. It was moved and seconded that the minutes be approved.

**REPORTS OF OFFICERS**

Tom reported that in the past year our property management company of many years (Brant/Four Corner Management) was getting out of the business of managing properties and we, of necessity, selected a new property management company. After interviewing several prospective replacements the decision was made to go with Keith and Shannon McCarthy of Capitol Hill HOA Management as of November 1, 2016. Tom was happy to report that since then the old air conditioner compressors on our roof (which had been there for some time) were removed and several repairs have been made around the building. The much awaited project to replace the ceiling tiles, painting the grid, and installing new lens covers for the lights in the common areas will begin soon. This project will be creating quite a bit of dust, so we will not have the carpets cleaned until it is completed. Karen mentioned that she would like us to continue to use Bear Carpet Cleaning as they are familiar with our building and have done a great job in the past. Our next big project will be replacing the brick veneer and chimney caps on the roof, and Keith is obtaining bids.

Cindy reported that, all in all, the visitor's parking situation has been pretty uneventful. With the new management company we have a different procedure involving

notifications. Tom has composed a new warning notice if a car is seen multiple times in a visitor's spot, and Cindy and/or Tom are emailing Keith when a vehicle is seen frequently. So far the repeat offenders seem to be visitors of Unit 305, but they have just fallen shy of actually breaking the rules. Cindy also reported on the event where some homeless people gained access to the building, shortly after which she discovered that the front door could be pushed open without using a key to open the lock. This was promptly repaired and there have been no issues since. Again, it was reiterated that only people who are known to the residents should be allowed in the building.

Karen reported on the new dictates incorporated into our Rules and Regulations regarding access to the building. ONLY homeowners (not renters) will be allowed to use individual codes to enter the building. All renters must use a key. Tom noted that he has repeatedly observed people who do not live in the building coming and going using a code to enter the building, and apparently visiting Units 105, 203, 304, and 305 – all of whom are occupied by renters. Tom offered to contact the renters regarding the new rules and the necessity of their using keys. He also volunteered to sit down with Casey and figure out how to wipe out the codes from the entry system. In future only homeowners, their relatives, and caregivers will be allowed to have entry codes.

### **FINANCIAL REPORT**

Karen, Kirk, Tom, and Keith put together a 2017/2018 budget, which Jamie reviewed. It was agreed that monthly dues would increase by 3% as of January 1, 2018. Homeowners will be advised of this in advance, along with the new amount to be paid. It was noted that liability and property insurance rates have gone up. We have money in the budget for small expenditures. It is estimated that exterior repairs to the south facing side of the building will cost \$10,000 to \$15,000. We currently have \$40,000 to \$50,000 in reserves.

### **ELECTION OF MEMBERS OF THE EXECUTIVE BOARD**

Karen and Cindy's positions on the board were up for election this year. Both of them expressed a desire to remain on the board, and after balloting they were duly re-elected for a three-year term.

Two other positions on the board were open as Ryan McDonald sold her unit and Paul (who had served one year) did not wish to continue on the board. Nominations were opened and Tom nominated Jamie, who gave a brief statement about why she wished to be on the board. Tom also read a letter from Wendy Barnes, who was unable to attend the meeting, about her desire to serve on the board. Both nominations were seconded. After balloting Jamie and Wendy were elected to serve on the board.

### **OLD BUSINESS**

*Landscaping* –

At the previous year's annual meeting there was discussion about the state of the grass in front and on the side of the building. The consensus seemed to be that because of all the dogs in the neighborhood, along with use of deicer on the roads and salt on the sidewalks in the winter, it was virtually impossible to keep the grass looking decent. At the 2016 meeting Cindy had offered to gather photographs of other landscaping options. The photographs were assembled in a folder and Cindy passed them around for everyone to look at. She admitted that she knew nothing about gardening or what things might cost, but thought that the photos would be a good starting point for consideration. Megan said that pieces of flagstone are sometimes available at a reasonable cost, and Keith noted that the red mulch might be a good choice because it is designed to "stick together" and not blow away. Keith offered to do some research about the cost of possible landscaping alternatives.

## **NEW BUSINESS**

### ***Noise Violations –***

For the past several months residents of Units 107, 105, 207, 205, and most especially 106, have been bothered by loud pounding noises at all hours of day seemingly coming from Unit 206. John (whose daughter Jamie lives in Unit 106) read aloud the section of our Rules and Regulations regarding noise violations. He very calmly talked about the right of all of us as homeowners and residents to live in a quiet environment, particularly at night when trying to sleep. It was noted that five residents had sent a signed letter to Karole, owner of Unit 206, about the pounding noises. However, Karole seemed rather confused by the discussion and stated that she did not know where the noise was coming from. Karen asked Karole if there was anything in her unit which could be making the noise, and Karole said that one time her cat knocked some stuff over which made a loud racket. Unfortunately, there did not appear to be an easy explanation or solution to this problem, so Karen suggested that the board work on the situation with the relevant tenants.

### ***Miscellaneous –***

Karen announced that each homeowner had two minutes to voice his/her concerns or ask questions about a specific item. The following issues were discussed:

- Tom read a letter from Wendy regarding drainage lines for the air conditioners on the roof. She suggested having regular maintenance on these lines because she had experienced some leaking in her unit from the lines.
- There was discussion about having the clothes dryer vents in the building cleaned. Frankly, no one could remember the last time this was done. However, Kirk, as part of the budget discussions, said it should be done about every three years, and that it should be budgeted for this year.

- Megan and Dennis mentioned that the sealant on their solarium (Unit 302) was due to be replaced as it had last been done over four years ago and they were told it needed to be done every five years or so. Keith or Tom will look at the situation and propose appropriate action.
- Megan also said that Steve (Unit 301), who was not at the meeting, wanted the fans repaired on the third floor common area. Keith will get a bid for fan maintenance and repair for the board to consider.
- Everyone was reminded of the importance of bagging trash before placing it in the garbage chute. The only alternative is to close access to the chute on each floor.
- Maintenance/cleaning of the stairwell, garage floor, and vents were also discussed, including some remnants of tile glue which got into the stairwell when the new tile was installed.

The meeting was adjourned at 7:20 p.m., after which the board met to elect officers.

Respectfully submitted,

Cindy Johnson  
HOA Secretary