**5th Avenue Flats**

Annual HOA Meeting Minutes

August 27th, 5:30 pm

1. In attendance:

-Alex Barnes (HOA manager)

-Steve Stevens (president / #2)

-Natalie Austin (secretary / #3)

-Carley Cross (treasurer / #9)

-Yoko Toyoda (#7)

-Mike & Sharon Corage (#15)

-Sandra Bondy (#8)

-Linda Hill (#14) *via WebEx*

-Matias Iriate (#16)

-David Harper (#10)

-Gloria Vigilone (#5)

-Thomas Scott (#12)

1. **Call Meeting to Order – 5:39 PM**

-Steve calls to order

-confirms quorum

-introduces everyone

1. Officers update
	1. Change to the Dumpster pickup area and fence removal.

-Steve gave update

-wants grass to grow back

-Carley did not want fence replaced

-others agreed – no need for wall

-sometimes less is more – curb is holding it in place

* 1. Removal of orphan bikes and setup of the laundry room - Thanks Matius for help.

-put laundry room back together

-mounted cabinets

-donated abandoned bikes

* 1. Installation of WiFi connected thermostat for the boiler

-connected to Carley’s WiFi – can adjust temperature within her unit

-David said his apartment is always cold – Choice Mechanical came out

 -suggests if thermostat can be kept at 72

-keep your radiator valve open – let tenants know

-Advanced Climate Solutions / Choice Mechanical

* 1. Establishment of annual contract with the boiler folks to maintain both boiler and swamp cooler.
	2. sub-discussion about who started up the swamp cooler this year?

-We do not know and the board was not informed.

-Proper maintenance and notifications need to be adhered to.

-No one knows how it got turned on

* 1. Installation of outside air temp detector to regulate the boiler coming on when it is warm outside.
	2. Installation of the swamp cooler thermostat so it will go off when it is too cold inside.
	3. Outside grounds and grass.  Just want to mention Mike with the lawn company

-Tran did a nice job

-Gloria said the slabs are helping unit 1 (Lori)

-New owner of #1 asked for screens from board – owner responsibility

-Sprinkler is hitting the windows of unit 1 and 9

-Steve will talk with Mike

* 1. Request for property projects that need attending to.

-Gloria suggested sealing table and chairs in back yard

-Gloria is suggesting the need for woodchips

– help in the fall to prepare the side gardens for winter

 -Laundry room and storage hallways aren’t clean

 -Need to talk with cleaning co to do a more thorough job

 -Floor of laundry room to be painted

– Mike suggested hire someone to get it done right

 -Sandra noted that the paint is peeling at the base of #8’s door

 -David noted that the storage area had mushrooms growing in it

 -Carley discussed painting the bricks in the storage unit to prevent dust

 -Gloria mentioned the walls outside the laundry room having brick falling

 -David says there is a problem in his unit (#10) and #1 and #4 – no heat in bathrooms

 -Steve suggested contacted Choice Mechanical

 -They have been in touch with Alex – will get it taken care of

 -Matias brought up the large street side trees getting a little close to the building

 -Alpine Trees came out and looked at the tree in the backyard

1. Financials / Budget

-Alex gave an update

-major upgrade to HVAC

-saved some with insurance – low premiums

-general maintenance and repair is under/low

-will see an increase in water usage

-Alex worked to “tighten our belt” and save as much money as possible

-reminded folks of the website to review financials

1. **Management Report**
b. **Old Business**

-Thomas looked into estimates on upgrading unit electric systems

-There were some electrical issues, but they were resolved

-Steve reminded us that there is only one breaker – that we can upgrade if we choose

1. **New Business**a. Neighbor Access Request

-Pier and John have dogs and walk through our yard

-bring their lawnmower through our yard

-Steve asked if anyone had issues – no one objected

-Gloria reported an older gentleman had a fall trying to push his lawnmower down the hill

b. Owner’s Questions

-David brought up the issue of others using our dumpster

-Only other option is a lock – but that’s not a successful option

-Discussed option of recycle bins – has been discussed previously, not an option

-Gloria mentioned that her bathtub is starting to chip

 -thought of getting a quote for a group rate

-Thomas shared that he has a new tenant moving in September (#12)

1. **Elections**

-Steve, Natalie, & Carley all agreed to continue on as President, Secretary, and Treasurer

1. **Adjournment – 6:40PM**