**minutes APPROVED**

**Steele Street Condominiums HOA**

**Budget Ratification Meeting / Annual Meeting (Virtual)**

**January 5, 2021 5:30 PM**

**HOA Owners Present for the Virtual Meetings:**

-Katie Angell HOA Board President

-Chad Goodale HOA Board Vice President

-Ryan Hines HOA Board Secretary

-David Craig (via proxy to BOD Pres.)

-LaTonya Friant

-Amanda Schneider

-Annie Manacheril

-Kristen Haynes

**Budget Ratification Meeting**

The budget as approved by the board of directors was approved and adopted, unanimously, by those members present. The HOA dues were increased by $20, beginning March1, 2021, across the board for each owner.

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**Annual HOA Meeting**

**-Approval of Previous Annual Meeting Minutes**

None located.

**-Financial Review:**

The November 30, 2020, Balance Sheet showed the HOA accounts as have the following balances:

Operating Account: $11,003.21

Reserve Account: $32,541.99

**-New Board Member Vote**

Ryan Hines volunteered for a vacant board position. His position on the Steele St. Condos HOA Board was unanimously approved by all members present.

**-New Business**

The following items were identified as items that need to be addressed in 2021. Action items were assigned.

1. **Security Cameras** - Approved by members to research fake cameras and signage.
2. **Front Entry** - Replace existing dirt/grass with rock & hire certified arborist to trim trees.
3. **Entry Doors** - Replace door closer hardware with new or replace the entire door with a door that doesn't warp in the sun.
4. **Carpet Cleaning** - Request carpet cleaning after water leak on the first floor and suggests cleaning every two years following.
5. **Exterior Improvements** - Consider power washing exterior, roof inspection, address drainage issues near foundation by sealing cracks, replace light bulb on west end above alley entry and mend grout as needed.
6. **Plumbing** - Scope/flush drain pipe.
7. **Snow Removal** - Eliminate use of salt on entry steps, instead sand is preferred.
8. **Window Replacement** - Several units are experiencing condensation between glass panes.

**-Old Business**

None.

**-Adjournment**

The annual meeting was adjourned at 6:30 pm.