

Lindsley Park Annual Budget Meeting via Zoom

January 24, 2022 6 PM

Meeting was brought to order by Board President Carol Graziano at 6:20 PM

All Board Members were present as well as Rick Fancy, Property Manager from Capitol

Hill HOA Management. We met the quorum with 9 members in attendance and 3 proxies

for a total of 12.

Officer Reports

President's Report (Carol)

*Nothing to Report

Vice President's Report (Kris)

*Highlighted this year's improvements which included:

1-Credit card laundry facilities that included new washers and dryers in both buildings.

2-Window washed and back door awnings power washed

3-Security camera's installed in the back of each building with Kris having info on how to review the footage should anyone need it.

4-Foundation Evaluation (Board has voted to postpone the repair until we have the money to pay for it)

5-Had the vines removed from the exterior of the buildings to avoid brick damage in the future.

6-Had minor improvements make at 1182 including front light post back in working order, replaced light sconces in first floor and gave 1190 the undamaged sconces should they need to replace, broken exit signs repaired in both buildings, abandon bikes removed and the shed revitalized. New shed lock code for gardening supplies only is 6-2-2-6

Secretary's Report (Marcia)

Proof of notice to all members was reviewed and accepted with a unanimous vote.

Secretary will now take minutes at all the meetings, submit to Board for approval/revision and email The Agent from Capitol Hill the final version.

2021 Minutes were not available for this meeting and were not reviewed.

Treasurer's Report (Carolyn)

Confirmed that management signs our checks.

Election of Directors

Carol opened the floor for nominations: Member Maureen nominated the current Board

to be renominated. All five Board members were re-elected.

Financial Report

The financial report was given to the Board by Rick Fancy. Discussions regarding reserves were had with a commitment by the Board to increase reserves if possible. No

vote was taken on the Budget and therefore was understood to be accepted

Open Forum

Complaints about Two sisters Janitorial Corp. Marcia will contact the company and

review to contract and services being provided. Anne Marie will join the meeting. We

will request that a card be signed by the cleaner that verifies each task was completed that

is listed on our contract, signed and dated. This will ensure that we are paying for the 2x a

month service. It will be requested that a card be left with Anne Marie in 1182 and with

Kristin in 1190. Asking to take out the trash is not in our current contract. 1182 and 1190

will go through a process with Anne Marie and Marcia to put a note on items in laundry

rooms and common areas asking the owners to remove the items or have them disposed

of in a certain amount of time.

Anne Marie reported about the new cranks and screens in the laundry room of 1182. The

Board would like a sign created stating electrical cords exiting through the laundry room

window is prohibited. The new screens are meant to keep out vermin and spiders and

when left open via an electrical cord the building is vulnerable to both. We hope to create

a newsletter to residents that clearly states this.

Jessica Craft questioned the process on getting on a list to be a valid owner who leases

their unit. Owner occupied units percentage to rented units is close to target of 30%.

Condo sellers will be required to sell their units as owner occupied only as current owners will be given priority should they want to lease their unit. The Board will make it

a priority to create a list with a transparent path to renting a unit. Kris and Anne Marie

have volunteered to start this process.

2022 Budget

The budget for 2022 was reviewed and there were no objections so it passed. Management will send out notifications to owners with the new HOA fees that reflect a

10% increase in dues based on sq footage. Rick will email the current 2022 Budget to

Board Members. The current budget is set to increase reserves by \$21,000 to bring the

total to approximately \$57,000 by the end of the year.

Carol called for a close to the meeting at 7:35 PM with Ed Ward seconding.

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