

Steele Street Condominiums
Board Meeting Minutes
May 17, 2018

In attendance: President-Naomi Gagnon, Treasurer-Roberta Robilotta
Board Members Absent: Vice President-Reed McCoy, Secretary- Katie Angell

- Call to order at 6:30 pm: Naomi Gagnon
- An email was sent to the board of Directors from Katie Angell for a resignation notice from the board secretary. This meeting will serve as an official resignation meeting.
- Rust Treatment--Naomi has been trying to get funds recovered from Stephen Stanford with Artisan Property Services. He stated that he would be in touch in May in regard to payment. No word thus far this month. Roberta inquired as to whether it was a possibility that he complete project instead of returning the money to us. Naomi will follow up with Stephen as to whether could be done.
- Keith to call Country Financial's Angela Bergquist to ask about coverage for the funds that were possibly stolen from Steele St HOA in regard to whether lawyers, auditors, etc are covered under our dishonest employee coverage.
- Heat Invoice from 1st Quarter--it was decided that the association would pay this invoice even though it was suspected that it was an owner who called for heat repair but since ProActive handled it we are without a solid way to determine history.
- Landscaping-it was discussed that the association needs to find someone to handle both snow and summer care. Keith uses a contractor that CapHill trusts (Metro MCM), so the board determined that Steele St. Condominiums will use them. They do not do floral planting though so Naomi will purchase flowers and bill HOA for the cost. She will not charge for time.
- Cleaning—The Association was charged for all of April, but no service was completed due to lack of payment while we switched from ProActive. Fred from the cleaners offered to take one charge off of June, but Roberta and Naomi decided that we should only pay for the services provided so Keith will email to inquire and suggest that we work it out that way.
- Keith stated that CapHill has hired a new Bookkeeper and financials are working on being completed. They will be completed and emailed to the Board by June
- Roberta is placing her condo up for sale, so she checked on FHA status. As result, she discovered that we are expired as of March 25, 2018. We have 6 months to renew. Keith will get and process paperwork to renew our registration this week so that we do not lapse and any owners who want to sell can use the FHA status to their advantage.
- Adjournment: 7:30PM