

Mayfair Place

Annual Meeting Minutes – February 3rd, 2021

Present:

Board Members: Jil Schlisner #38, Mary Jean Hand-Bender #26, Stephanie Mitchell #37, and Andria Regan #23 (not present – Amy Magee #22)

Residents: #11, #12, #15, #24, #25, #28, #34, #36

Guest Speakers: None

Management: Bob Alcavage of Capitol Hill HOA Management

1. Roll Call (check-in procedure)

- Meeting was called to order at 6:36pm
- Meeting was held on a live ZOOM conference call
- Quorum was established with 12/22 homeowners present

2. Proof of Notice of Meeting

- Jil Schlisner motioned, Maryjean Hand-Bender second.

3. Reading of Minutes of Preceding Meeting

- Previous meeting minutes were approved. Jil Schlisner motioned, Leven Moore second.

4. Reports of Officers

- Jil Schlisner spoke and added that there was not too much happening within the community due to covid and the weird state of the world. She mentioned that she was happy with the hot water and the state of the building, but would love to see improvements being made with the upcoming year.

5. Reports of Committees

- No news or updates to add.

6. Ratification of Budget

- Jil Schlisner and Maryjean Hand-Bender are co-signers on the CD. They will get the cash out of the CD account within the coming week in order to deposit it into the community's reserve fund.

- Jen and Chris (#28) asked about the snow and janitorial increases and what we can expect from the upcoming year, which should level out now that those new companies are in place.
- Rick asked about the balance sheet and how the community was doing on cash. Bob Alcavage went over the balance sheet and the community funds.
- Trash was discussed as it continues to go up over time due to illegal dumping and misuse by residents. Several residents had good ideas about fencing in the trash (or recycling) area as to try to prevent further illegal dumping. Bob Alcavage will look into ways to improve trash and recycling situation. Trash contract expires with WM in 9/2021.
- Budget was ratified – Jil: Motion, Jennifer: Second

7. Election of Members of the Executive Board (when required)

- Leven Moore expressed interest in joining the board of directors
- Andria Regan volunteered to step down
- Leven Moore was unanimously voted onto the board of directors

8. Unfinished Business

- Smoking amendment was not passed the first time around (several months ago). Owners wanted to vote again, but some were hesitant to state their votes due to privacy. Bob Alcavage told them to forward their votes and signatures over to his email by 2/15/2021, so that they may properly be recounted in secrecy.

9. New Business

- Many residents came forth about nuisance unit(s) in the building wondering about next steps for reporting and fining. Bob Alcavage went over discussions and what we can do to try and prevent more issues with units that are a nuisance such as keeping a list of police calls, violations, complaints, etc.
- Jennifer suggested we get cheap camera system for package thefts, etc. Homeowners were split about topic, board will have ultimate say and perhaps vote on the issue in the future.
- Leven and Jennifer suggested we look into the coinless operating system for the laundry.

- Discussion was had if more parking spaces could be for rent across the alley from the building in the new parking garage.

10. Adjournment

- With no further business, the meeting was adjourned at 7:47pm

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