

THE RESIDENCES AT ADOBE HILLS
BOARD OF DIRECTORS MEETING
HELD AT THE
ASSOCIATION ON-SITE OFFICE

October 25, 2016

I. Call to Order – 6:33 PM

Directors Present:

Garratt, President
Edith Modie, Secretary
Ezekiel Abedan, Treasurer

Others Present:

Ron Shearer, UNC Community Management
Chris Siegler, Sigler and Associates

II. Approval of Previous Minutes

MOTION – Approval of Previous Minutes of July 26, 2016

Garratt moved to approve the minutes of the Board of Directors meeting of February 17, 2016. Edith seconded the motion, which carried unanimously.

III. Agenda Topics

Deck Reconstruction Project – Chris Sigler, Construction Manager

Chris reviewed the following issues and answered questions from members present:

1. Presentation of the Classification Matrix
2. Explanation of obtaining an additional competitive proposal from Silicon Valley Builders Group (SVBG).
3. Continued review and discussion of the worst deck-stacks and their cause
4. Pricing will be presented at the next meeting.

MOTION – Swimming Pool Fence

Garratt moved to accept the proposal from West Coast Doors' vendor to replace the low portion of the fence by the Northside gate at a cost of \$10,000. Edith seconded the motion, which carried unanimously.

MOTION – Refrigerator Replacement

Garratt moved to replace the Clubhouse refrigerator not to exceed \$400. Edith seconded the motion, which carried unanimously. Michelle will arrange the purchase and disposal of the old refrigerator.

Discussion Topics

1. Management reported that AT&T was contacted and the Association's telephone lines were placed on a one-year contract which greatly reduced the monthly line charges.
2. Michelle reported that two large holes in the fence have been repaired.

3. Michelle reported that it would cost approximately \$30,000 to remove the dirt in the leaking planter box (leaking to the garaged), seal the box and then reinstall dirt and plants.
4. Michelle will address the open ceiling in 39034 Unit 152 which was opened to address a leak from the upper Unit.
5. Management reported that the leak in the garage in 39078 is due to a failed fire sprinkler riser pipe. Statcomm has been advised and will make repairs.
6. Michelle will contact her local sign maker to create a sign for the realtor's lockbox rack requiring that all lockboxes have a business card attached or another manner in which the owner can be contacted.
7. Sakane Lock will provide a locking device for the car wash hose bib so the Association can better control days and times when the washing of cars will be permitted.
8. The car wash area will be available only on the last weekend of every month.
9. Management will check with the Association's accountant, Mark Shade, to determine when online accounting will be available.
10. Michelle will have the abandoned car removed that is currently in the Association's space number 243.

V. Adjourn 8:10 PM

Respectfully submitted

Edith Modie, Secretary