

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

May 31, 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
Sue Shearer, UNC Community Management

II. **Approval of Previous Minutes**

MOTION – Approval of Previous Minutes of March 30, 2016

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

III. **Homeowner Forum**

39224-309

The owner attended the meeting to request that a portion of a plumbing invoice be reimbursed due to the fact that a portion of the invoice was for the replacement of the shower cartridge for which the Association was currently replacing in other Units as an attempt to stabilize the water temperature. The invoice was in the amount of \$375. The Board informed the owner that the matter would be discussed in executive session.

IV. **Agenda Topics**

UPDATE – Water Temperature Regulation

Management advised the Aquatek Plumbing was engaged in the process of investigating the recycling system by which hot water returns to the boilers. Aquatek has stated that the returning hot water is being diverted away from a number of Units as a result of failing or clogged shower cartridges; therefore, they were scheduling inspections of each Unit in the hot water loop in order to replace the cartridges. To date, the process has proven successful and the amount of complaints has been reduced to approximately two Units. The process will continue until totally resolved.

UPDATE – Deck Project: Chris Sigler

Chris Sigler attended the meeting and provided a general update to the Board. The initial process includes inspecting each deck and assigning a priority number from “good” to “emergency.” The inspection process has been delayed due to the damage located on one stack of decks in the 39152 building. Due to the dangerous conditions discovered, all attention has been placed on destructive investigation, engineering and the development of a

scope of work for this single stack. More information will be provided at the next Board of Directors meeting.

UPDATE – Rental Restriction Project

Management reported that the Association's counsel, Berding & Weil, LLP, is approximately halfway through the research with the Country Recorder's office to determine who is legally qualified to rent their Units. Counsel's goal is to have documentation ready for the Board's review at the next Board of Director's meeting.

UPDATE – Electronic Gate System

Management reported that West Coast Doors is still working on the project with the hopes of having it operational within the next 2-3 weeks.

POSTPONED – Painting Project

Based upon the fact that the deck construction may conflict with the painting project, the Board unanimously agreed to postpone any decisions concerning the pending painting bids as well as the C.S. Sigler and Associate's proposal to serve as the construction manager for the project.

V. Adjourn 8:50 PM

Respectfully submitted

Edith Modie, Secretary