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|  | THE WIMBLEDON CONDOMINIUM ASSOCIATION  BOARD OF DIRECTORS MEETING |

Via Zoom

October 28th, 2020

5:45pm

1. CALL TO ORDER AND ESTABLISHMENT OF QUORUM

Meeting called to order: 6:04 pm

Board Members in attendance: Diane Smith, Lloyd Wilcox, and Sarah Robertson

Managers in Attendant: Jon Lang and Matthew Power

1. HOMEOWNERS OPEN FORUM

Ilona D. - owns A201 and T209

1. Concerned about 30th and Colorado construction and removal of tress. Proposed installing an awning on the side of the building. Jon will get landscaping plans from city to find out what they are replacing the trees with and then look into possible solutions.
2. Concerned about the water leaks and continued elevated prices as a result. Board agreed that we will send out communication to owners regarding increased water bills.
3. APPROVAL OF SEPTEMBER MINUTES

Diane motioned Sarah 2nd – unanimously voted in favor

1. DISCUSSION OF FINANCIALS
   1. September Year End 2020

Reserve Balance – $1,674,025.73

Reserve Expenses – $262,705.63

Reserve Budget – $288,700.00

Reserve Under Budget - $25,994.37

Operating Fund Balance – $1,500.27

Operating Expenses – $990,855.84

Operating Budget – $912,378.72

Operating Over Budget - $78,477.12 (Snow removal and HVAC)

Diane motions to approve, Lloyd 2nd – unanimously voted in favor

1. MANAGERS/MAINTENANCE REPORT- MATTHEW POWER
2. Washing machine valves Phase 4. Red Star Plumbing replaced all 12 gate valves with ball valves and replaced all connections for phase 4 washing machines. Now we can turn off water to individual machines instead of having to shut water off for entire phase! Total cost: $1640.92. Matthew is getting bid for other phases, Jon will send around to board for approval.
3. Sprinkler line break at Bldg. I, repaired by Red Star Plumbing
4. Supply line leak in crawlspace of unit A104. Ongoing repairs by Timberline.
5. Supply line leak under sidewalk at unit X131. Same spot as August. Pipe repair scheduled for Tuesday Nov 3. We’re going with PARTIAL new pipe install Instead of clamp or patch.
6. Snow removal on 10.27 and ice patrol on 10.28
7. MANAGEMENT REPORT
   1. Delinquency/Legal – Total Delinquency
   2. Delinquencies and foreclosure of unit was discussed.
8. OLD BUSINESS
   1. Electrical Upgrade Electric Panels
   2. Credit Card Washer/Dryers
9. NEW BUSINESS
   1. Insurance Letter – Jon is following up with State Farm
10. OTHER AGENDA ITEMS
    1. Diane raised the issue of having he annual meeting and financial meeting on the same night. Jon looked at the bylaws and the annual meeting shall be held a date and time selected by the board each year.
11. ADJOURNMENT

Meeting adjourned at: 7:04 pm

Next Board meeting: December 2, 2020