# Moody Point Waterfront Association Board

## Board Agenda – March 17, 2015

## Location: The Cormier's, 361 Cushing Road

## Time: 7 PM

Present: David May, Gordon Rehnborg, Phil Ginsberg, Patty Shuck, Dan Kalagher, Ted Alex

Not present: Mike Hickey

Guest: Russ Simon

### Approval of Minutes, January 20, 2015

Motion made, seconded, and approved.

### Property Manager’s Report

* Snow damage.
  + Ted reported we were in good shape. True North worked several ice dams and racked roofs where needed.
  + There were leaks in 514.
  + The solarium in 511 didn't leak; the source of past leaks was determined to be the solarium itself. Repairs to solariums are the unit owner's responsibility.
  + 509 ceiling needs to be repaired.
  + Ted outlined the process of working leaks: 1)stop the leak, 2) repair damage, 3) prevent future leaks by correcting the root cause.
  + Phil asked fora a procedure to keep the owner in the loop when repairs are in progress particularly when the owner is not the occupant.
  + Snow was pushed back.
  + Ted shared the quote for the roof replacement on building 2 -$34k. The board approved.
  + Gordy reminded the board that skylights are windows and that windows are the responsibility of the owners. People may want to replace skylights during the roof repair; Ted will supply quotes for skylights.

### Treasurer’s Report

* Bill passed out an updated and reformatted spreadsheet. Bill thanked Russ Simon for his work in compiling the data. Russ explained the typical financial reports that he would expect the board to have (e.g. Balance sheet, P&L). In the past, a single spreadsheet was used and not audited. Fiscal years monies were sometimes commingled and the line between operating and capital expenses was not clear.
* The new spreadsheet is very clear with separate sheets for operating and capital expenditures. The board intends to use it going forward.
* The board thanked Russ for his work.

### MPCA Report.

* One of our three wells (#1) has a broken pump which needs to be replaced.
* Ground water is infiltrating into the sewer system; water committee is looking for the leak and will repair
* The MPCA held a meeting last night to discuss construction issues.
* A discussion about the construction issues took place. Russ presented the board with a memo outlining the issues (see attached).

### ARC Report.

David May sent a request via the True North website. He did not a response. Ted will investigate.

### Old Business

* Updating of Condo Documents; Gordy has an estimate for $3500. The board postponed a decision and will address this in the future.

### New Business

* Schedule Spring Walk-Around. April 25; meet at Gordy’s at 8:30am
* Schedule Annual Meeting; to be done at next board meeting.
* Bill agreed to setup and chair a budget committee
* Gordy will contact Mike about chairing a nominating committee.
* Dan agreed to copy WF documents from True North’s website to our website.

### Next Board meeting.

### Scheduled for May 19th at 7:00pm. Host: David May #512

### Motion to Adjourn was made, seconded, and approved.