

## Powerview Condo Association Annual Meeting

Meeting call to order July 11, 2016 @ 4pm

Roll call- 100% present or by proxy

Proof of Notice- out June 29<sup>th</sup>

2017- PR will email & send via US Mail

Nick read minutes & went over:

- Screen door-repaired
- Unit 2 doors/windows being installed late Summer 2016
- #2: Crawlspace mold, Nick explained what he did last summer: installed plastic membrane below units #1 & #2, still water on ground, will discuss issue on old business.
- The rest of the painting will be finished Fall 2016

-Motion to approve minutes, all approved

Greg's Report:

- On leak in #4 coming from bathroom master bathroom sink
- Leak in #5 was similar to #4- bathroom sink
- Wants sprinklers to run later because of ice forming on stairs- 9pm start should work
- HOA is building reserves approximately \$1,000/year, currently at \$42,000/year

-Nick re-elected for another 3 year term

### Old Business

- Pressure and seal the crawlspace to preserve building- Greg explains what is being done in today's environment
- Nick will get prospects for crawlspace moisture (Nick noted that crawlspace was dryer, but moisture still accumulating in low areas)
- Common area windows will stay in place
- Roof siding & siding issue- how to phase in -discussed in detail: get done over time
- Rest of the tile roof will be replaced Spring 2017 -Walls sometime after that
- -crawlspace issue- Nick is looking at options

\* Vote for new roof:

- Larger- overhang to draw moisture away from building, possible soffit, and fill dirt around windows to create positive slope away from building
- rusted roof and plan for siding, positive slope w/o special Assoc., cap @ 30,000

- Jim wanted to know why we were placing on a new sloping part of the roof, since it didn't leak, and new siding would open a can of worms, Ruth implied all units had moisture coming in, and Nick implied it was a leaking issue, it was a moisture/mold issue
- See attached report \*\*

All in favor- yes

#### New Business

- Trash people complaint
- Special assessment questions by Craig- Unit #10- Each member contributing \$10k each? With a plan to get all issues finished, roof, siding and rock Dick did not think the members would implement that, Dan did not seem to like the idea, it was not voted on

Next Meeting set for July 12, 2017 @3pm

-Owners now want all exterior windows cleaned by Association

-Members to roll over reserves into future years

Meeting Adjourned