

Board of Directors Meeting Minutes



Meeting called to order Tuesday, March 21, 2011, at 6:40 p.m. in the 870 Inman Clubroom; quorum established.

Attendance

Brandon Burke, Brad Davis, Hunter Ford, Darius Hodge, and C.J. Sinar, and Kristy Cowell

Business

Carpet Cleaning

The Board approved Jowers & Co. to clean all carpets in the common elements of the building. The price will be \$950. Kristy Cowell will schedule the cleaning to occur following the Inman Park Festival in early May and will coordinate sending notice to residents.

Touch-Up Painting

Kristy informed the Board that Adam Neidlinger is continuing touch up painting and other cosmetic work throughout the common elements of the building and should be completed with this task shortly.

Foyer Painting

The Board discussed options for painting the building foyer following the water leak in one of the residents' units late last year. Instead of trying to replace the old wallpaper, the Board agreed to paint the wall a neutral color. If enough paint is left over from previous touch-ups, that will be used.

Roof Repairs

The roof is in need of substantial repair because of an unexpectedly large amount of inclement weather (tornados, high winds, etc.) that has hit our area since the building was constructed. Corrective maintenance will have to be performed now to prevent the possibility of more expensive repairs later. ATL Roofing inspected the roof and quoted \$7,833 for repairs. Allstate Roofing also inspected and quoted \$6,495 for repairs. The suggested repairs identified by both vendors were substantially identical.

After getting more information from the engineer who originally wrote the study on the building, we can make a better determination of the work that needs to be done. Also, Kristy will do some investigation into Allstate with the BBB to ensure they are reputable.

Maintenance Reserve Meeting

The Board discussed the desire to hold a resident-wide meeting in which to discuss maintenance reserve issues with the engineer who performed a maintenance analysis and issued a report in September 2009. The objective of this meeting would be to further discuss upcoming necessary large-scale maintenance projects and how those will impact our maintenance reserve and current budgeting for those items. The Board resolved to continue discussions of scheduling this meeting at a later time.

Security Cameras, Thefts, & Safety

Within the past month, several bikes have been stolen out of the garage. In response, some residents have expressed interest in purchasing and installing security cameras in certain common elements of the building, including the garage. Kristy contacted a vendor who quoted a price of approximately \$15,000 to install cameras in these locations (870 Inman is not pre-wired for cameras, which raises the cost). This price is substantial but is not as much as the quotes the community was given in 2008 when this issue first arose.

At this time, the Board intends to schedule a community-wide meeting to discuss these concerns and potential solutions. The Inman Park Patrol has indicated willingness for an officer to attend this meeting to answer questions and to add to the discussion. The Board resolved to continue logistical arrangements for this meeting via email and after contacting the Inman Park patrol for its availability.

Following this meeting, if there is still sufficient interest from the community in purchasing security cameras, the Board discussed the possibility of putting this issue to a community-wide vote. Funding for this project would likely be through a one-time special assessment.

Pool Furniture

The Board intends to purchase additional pool chairs. Kristy will proceed with obtaining price quotes, and the issue will be resolved via later action of the Board.

Adjournment

Meeting adjourned at approximately 7:50 p.m., with the next meeting to occur one month later or at such time as the Board deems necessary in accordance with the by-laws.