# WARREN SQUARE CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS MEETING MINUTES: AUG. 4, 2020

BOARD MEMBERS PRESENT: Brian Maro, Anne Gray, Wendy Lind,

Tommy Abrams, Randy Boyum BOARD MEMBERS ABSENT: None

**HOMEOWNERS:** None

CONTRACTORS: None scheduled

CPMG: Association Manager Lynda Reifman Minutes taken and written by Lynda Reifman

Meeting called to order at 6:15 p.m. by Anne Gray. Quorum of Board of Directors established.

Board of Directors Meeting minutes:

A motion was made by Anne Gray, seconded by Wendy Lind, and passed unanimously, to approve the July 8, 2020, minutes as written.

### Financial Statement:

The Board reviewed and accepted the June 2020 statement prepared by CPMG.

Association Manager's Report: Lynda Reifman

\*The Board reviewed the nine governance policies required by state legislation. These policies were prepared Moller-Graf, legal counsel to the Association.

A motion was made by Anne Gray, seconded by Randy Boyum, and passed unanimously, to approve these policies which will be posted to the Association's resource website and mailed to owners with the 2020 Annual Meeting notice.

\*PipeX replaced the water shutoff valve and minor pipe repairs in the 5491 mechanical room.

\*A common bicycle rack has been ordered and will be installed by Summit Services.

#### Board action between meetings:

\*PipeX repaired and underground pipe break in #101. An electrical line was inadvertently damaged and the repair is being made by Nichols Construction, and electrician.

#### Board Member Topics:

\*Wasp nests reported on courtyard side deck at 5401, #205. A work order will be dispatched to American Pest Control. \*Large item pickup charge will be billed back to the owner of 5491, #218, for items left by the dumpster by the tenants.

\*The Board directed Lynda to have two NO PARKING signs mounted on poles on the east side of the west carport area.

\*The Board directed Lynda to obtain a proposal for camera surveillance in the common areas specifically for use through wifi apps.

## Homeowner Topics:

\*Wendy Lind reported ongoing low water pressure in her condominium, 545401, #204. Lynda will contact PipeX to formulate a plan to correct this problem.

\*Brian Maro said he would have contractors of his choice submit an estimate to repair/replace carpet and tile damaged due to the underground pipe break excavation.

Next Meeting: Sept. 6, 2020

Adjournment: 7:10 p.m.