

Silver Queen West Condominium Association
Meeting After Annual Board Meeting
November 3, 2018

Directors Present:

Lydia Fausset, Larry Funk, Joanne Gipple, Paul Gottler, Elaine Johnson, Stan Stansfield and Dennis Minder on the phone.

Board Representatives Present:

Gary Nicholds – Basic Property Management, Inc.

Eric Nicholds – Basic Property Management, Inc.

President Joanne Gipple called the meeting to order at 1015 .

Approval of Minutes:

A motion was made and seconded to approve the minutes, with adjustments for the September 28, 2018 board meeting. The minutes were unanimously approved.

Election of Board Positions:

Joanne was nominated for president, Stan for vice president, Larry for Secretary and Elaine for treasurer.

The motion was made and seconded to approve the slate of officers. The motion was unanimously approved.

Manager's Report:

Tom relayed a concern regarding the use of a welder in a garage. Gary agreed to send a letter to the unit owner. The tooling agreement with Turner Morris for the installation of Decktec™ on the decks on Buildings C & D will expire July 2020. Gary agreed to send a letter to the owners of the decks alerting them regarding the wrinkling and to report any adverse issues to Tom. After a board discussion, it was agreed that a note would be placed in the next newsletter reminding owners that only plastic shovels (without metal edges) are allowed for deck shoveling. Tom has scheduled a local contractor to inspect deck flashing and damaged fascia in early 2019. Short-term rental was discussed and it was agreed that a note be added to the newsletter regarding information that Tom needs from owners of these units.

Old Business:

Stan and Tom are developing a remodeling brochure for owners that plan making changes to their units.

New Business:

Elaine mentioned Patti has suggested that we consider placing some of our reserve funds in a CD. With the influx that is expected from owners that pay their dues in advance for 2019, this should be considered. Elaine agreed to work with Patti on setting up a no risk nine or twelve month CD.

Next scheduled Board Meeting:

The next board meeting was scheduled on Friday, February 1 at 1400 at the offices of Basic Property Management.

Executive Session:

At 1145 the board retired into executive session to discuss employee compensation.

At 1210 the board returned from executive session.

The motion was made and seconded to adjourn. The motion was unanimously approved.

Respectfully submitted:

Larry Funk, Secretary