

Silver Queen West Condominium Association  
Board Meeting After Annual Board Meeting in Person & Zoom  
November 13, 2021

**Directors Present:**

Joanne Gipple, Paul Gottler, Marsha Hennessy, Elaine Johnson, Angelique Justich. Larry Funk on Zoom.

**Board Representatives Present:**

Tom Brennan – Property Manager  
Eric Nicholds – Basic Property Management, Inc. (BPM)  
Gary Nicholds – Basic Property Management, Inc. (BPM)

**Call to Order:**

President Joanne Gipple called the meeting to order at 10:45 A.M.

**Election of Board Positions:**

After a short discussion it was agreed that Joanne Gipple, Larry Funk and Elaine Johnson would continue in their present capacities and Lydia Fausset would accept the position of Vice President.

*The motion was made and seconded to accept the slate of officers by acclamation.*

**Manager's Report**

Tom reported that association vehicles are in good working condition and ready for the winter. Building downspout heat trace tapes have been inspected and tested. A new washing machine was installed in the Building C utility room and Building's A, B & C utility rooms now have newer machines. Tom noted that all the dryers are older, but in good condition. Winter snow fence installation will be completed in a few days. It was suggested that roof inspection by Turner Morris or another roofing company should be scheduled this spring.

**Old Business:**

Joanne mentioned that Lydia and Tom identified additional items to add to the reserve study. Issues identified are below ground drainage behind Buildings A & B, replacement of retaining walls by the lower entrance to the complex, building repainting and adjustments for increase material and contractor costs. Tom and Lydia have been asked to update the reserve fund to include future cost for roof repair or replacement.

Paul reported that he needs to contact HomeCheck to discuss the status of unit inspections.

**New Business:**

Parking was discussed and it was agreed that Angelique, Marsha, Larry, Tom and Gary would meet and discuss options available to the association to assist in alleviating parking problems.

**Scheduled Board Meetings:**

The next board meeting was scheduled for February 11, 2022 at 12:30 P.M. at the offices of Basic Property Management and Zoom, if necessary. The spring board meeting was scheduled for May 13, 2022 and the association's annual clean-up day was scheduled for June 11, 2022.

*The motion was made and seconded to adjourn at 12:10 P.M.. The motion was unanimously approved.*

Respectfully submitted,

Larry Funk, Secretary