

Silver Queen West Condominium Association
Board Meeting in Person & Zoom
February 11, 2022

Directors Present:

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

Board Representatives:

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

Owners Present (via Zoom):

Chuck Hakkarinen – Unit 7327
Ryo Kuwaski – Unit 7309
David Necker – Unit 7116
Richard Vogt – Units 7307 & 7301
Tim Williams – Unit 7114

Call to Order:

President Joanne Gipple called the meeting to order 2:30 PM.

Approval of Minutes:

A motion was made and seconded to approve the minutes for the November 14, 2021 board meeting. The motion was unanimously approved.

Treasurer's Report

Elaine reported that as of 1/31/22 the association has \$86,484.71 in operating cash. \$554,052.88 in reserve cash, with a total cash position of \$640,537.59. The association has an operating deficit of \$910.43 with a reserve surplus of \$9,403.77, for an overall surplus of \$8,493.34. Elaine stated that 18 unit owners took advantage of the 2% discount for full payment of dues on or before January 31, 2022. During calendar year 2021, the association added \$8,887.00 to the working capital reserve.

Manager's Report

Tom reported that backhoe repairs have been placed on hold until spring. Boiler and water heaters are in good working condition with only a few minor issues. In December Tom replaced a leaking water storage tank in Building A. Tom replaced all of the boiler relief valves after an inspection this fall. A sewer back up was addressed in Building C and an inspection of the sewer pipe indicated that there is a considerable amount of scale that Tom plans to investigate further.

Tom, in an effort to address some building electrical issues has placed a few of the heat tapes on timers. He is still concerned about issues that arise regarding dogs, especially emotional support animals.

Administrative Report:

Gary Nicholds reported via phone, offering information on the status of declaration voting. At this point, 22 units have voted. In an effort to get owner's response to declaration changes Gary mentioned that another association is offering a promotional incentive.

Gary said that the association needs a 67% positive weighted vote to pass the declaration. In the case that the board may not get the sufficient number needed to carry, the board may request judicial approval with 50% of the 67% weighted vote.

Basic is sending email reminders to owners next week and it is important that owners be reminded that their votes must be at the associations attorney's office no later than March 22 at 11:59PM. If an owner wants to fax or email their ballot to Kerry at Basic Property Management, she will forward their ballot to Lindsay Smith.

Gary agreed to distribute an owner list to board members to facilitate board contact with owners in the voting process. Angelique offered to create a Google drive document that would include owner information. The Google document would offer board members simultaneous access referring to who and how the votes are lining up.

Old Business:

Paul reported that he recently completed a meeting with Thayer (HomeCheck) regarding SQW unit inspections. Thayer said that doing home inspections will not be a core part of a new HomeCheck business model. Thayer offered to preform SQW unit inspections, but Paul's impression is that this company is not really interested in continuing with SQW inspections.

Lydia is working on revisions to the reserve study and plans to work with Tom in upgrading the needs and changes necessary this year. Joanne commented that the association is in good financial position and there is money available for scheduled projects.

Angelique obtained two radon test kits from the County. She placed one in her unit for a week and the results came in at 0.3 pCi/L, which is well under the action limit of 4.0 pCi/L.

New Business:

Joanne said that the association's insurance renews in June and the passage of the revised declarations will help in the insurance process.

Executive Session:

The board entered into executive session to discuss an employee issue at 4:15 and resumed the board meeting at 4:25.

Scheduled Board Meetings:

The next board meeting was scheduled at 2:30 PM on May 13, 2022 at the offices of Basic Property Management and Zoom, if necessary. The association's annual clean-up day was scheduled for June 11, 2022.

Adjournment:

The motion was made and seconded to adjourn at 5:15 PM. The motion was unanimously approved.

Respectfully submitted:

Larry Funk, Secretary