

Meeting 04-28

April 28, 2014 - Century Terrace HOA meeting minutes:

6:00pm - Meeting called to order.

-Announcement of meeting of HOA Board immediately after this meeting.

-New state law allows for reduced quorum.

-No reading of previous' meetings minutes.

-2 openings on Board currently

Mary Ann

Judith

Betty Woods

announced as possible candidates. Mary Ann elected to post.

-Annual meeting to elect Director.

a.) Open for nominations from Board.

Elections complete as two members were nominated and only two positions open.

6:10pm - Motion to adjourn annual meeting.

-Motion passed. Meeting adjourned.

"Regular" Board Meeting notes:

-6:11 meeting called to order.

-Board is currently reviewing bids for painting, fire windows, exterior storage closet doors.

-Power washing of bldg.

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- Rails peeling - need prep before any painting can begin.
- Decks were unsatisfactorily cleaned the last time.

-Paving needs to be resurfaced and re-stripped.

- a.) Currently reviewing bids for this work.

-Parking issue:

- a.) "Abandoned" vehicles on lot.
- b.) Multiple vehicles parked by tenants again by-laws.
Proposed ID badges for parking.
- c.) Visitor badge also proposed.

-Claim of empty visitor parking by tenant:

- a.) Residents need to abide by the rules.
- b.) "Patrol Tow" proposed for vehicles with no permit by Judith.

-Discussed unpopular measures such as parking & car washing restrictions.

-Questions about Board election process:

- a.) Residents claim they feel "not listened to".
- b.) Are the Board members above the rules? (Judith parking in handicapped all of the time)
- c.) Hand written parking notices by Judith are very unpopular. Residents ask to cease.

-Garages not being used to park vehicles. Used for storage. Reminder of by-laws.

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-Jeri proposed making prime spaces available for tenants and not visitors.

-Term limits on Board membership proposed.

-Bldg 6046 still puddles & drips water off of decks:

a.) Residents claim this is being ignored.

b.) Awning proposed to resolve issue of water dripping down but this is cost prohibitive.

Resolution: Board to have this bid out again to see how soon we can get the repair work on decks done.

-Deck leak in unit #226 is making deck soft. Possible dry rot.

a.) Water still pooling.

-Work needs to be prioritized according to hazard/risk.

Resolution: Deck repair will be the priority at this time.

Resolutions:

1. Decks are now prioritized for repair before anything else.

2. Parking passes have been tentatively adopted.

3. \$9K - \$11K for paving, re-stripping.

4. Resolved to have next meeting May 13.

Meeting adjourned at 8:10pm