

CENTRE POINTE STATION CONDOMINIUM ASSOCIATION

August 9th, 2021

This virtual Board meeting of the Centre Pointe Station Condominium Assoc.

Meghan Patrick - Present	Debbie Dedrick - Present	Terri Lukas –Present
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Randy Watt & Tracy Womack were present for Western States Property Services (Management Services) John Murray present (On-site)

Quorum: Yes

- I. **Called to order at:** 6:07 P.M.
- II. **Approval of Minutes:** The minutes of the meeting held on 07-12-2021 were unanimously approved via e-mail prior to meeting.
- III. **Membership Forum:** No Homeowners other than the Board directors were present
- IV. **Management Reports**
 - A. **Onsite Building Review:** John Murray gave his report on the Boiler Replacement and its completion as well as the new water shut off valves.
 - B. **Boiler Replacement:** Boiler Replacement was completed
 - C. **Electric Panel Upgrades:** The decision was made to do inspections to each unit to evaluate the panels and find out how many are in need of replacement, and if any newer panels that were previously installed are up to insurance standards. Management will set this up with John and the Electrician.
 - D. **Landscaping:** Management is scheduling a walk around with the landscapers.
 - E. **Carpet Cleaning:** The Board asked for 3 bids to the Carpet for the stains caused by residents in the building to be charged back, as well as a contract for annual cleaning. Management will accommodate.
- V. **Unfinished Business**
 - A. **W/D Replacements:** The board approved to move forward with the contract and placement of the new machines. Management is setting up installation and coordinating with on-site to put out notices to the units with the times and dates.
 - B. **Domestic Holding Tanks:** The Board approved the replacement of the domestic water holding tanks. Management will set up installation and notifications.
 - C. **Building Painting:** The Board has decided to put the painting of the building on hold currently to prioritize deferred maintenance.
 - D. **Other:**
- VI. **New Business**
 - A. **Financials-Payables-Delinquencies:** All Financials were accepted unanimously by the Board.
 - B. **Flooring Review Water Resistant?** Management presented examples of verbiage to the Board. Management will make a few changes and resubmit at the next meeting.
 - C. **Upcoming major Repairs:** All were discussed above and plans of action made.
 - D. **Correspondence Regarding Violations:** Letters were sent to 3 units in regards to violations.
 - E. **2022 Budget:** Management presented the 2022 budget to the Board and it is currently in the editing process.
 - F. **Other:** Management put together a long-term maintenance plan for the Board to review.
- VII. **Adjournment:** 7:30pm, the next meeting will be on 09/13/2021 at 6PM.