

CENTRE POINTE STATION CONDOMINIUM ASSOCIATION

July 12, 2021

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

Meghan Patrick - Present	Debbie Dedrick - Present	Terri Lucas – Not 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 06-14-2021 were unanimously approved via e-mail prior to meeting.
- III. **Membership Forum:** No Homeowners present.
- IV. **Management Reports**
 - A. **Onsite Building Review:** John Murray gave his report on, signs put up by the dumpster, Boiler Room emergency shut off were installed, the installation of the boiler and days vendor would be onsite, Urban elevator and their maintenance appointment.
 - B. **Boiler Replacement:** Scheduled for 7/9.
 - C. **Insurance Renewal:** In the process of getting the panels upgraded.
 - D. **Landscaping:** Quotes were given for the additional items inquired about by board. Plan to meet with vendor this month onsite.
 - E. **Fitness Room:** Now Open
- V. **Unfinished Business**
 - A. **W/D Replacements:** Quotes for the laundry Room Ethernet were put into the board's packet; management will be contacting the laundry vendor in regards to getting the contracts and start times.
 - B. **Seal/Stripe Proposals:** The Board has decided to put the patches and crack repairs with restriping and numbering on hold currently.
 - C. **Domestic Holding Tanks:** The Board has decided to go forward with the holding tanks to be included in a Special Assessment.
 - D. **Concrete:** The Board has agreed to move forward with the concrete repairs for safety measures.
 - E. **Building Painting:** The Board has decided to put the painting of the building on hold currently to prioritize deferred maintenance.
 - F. **Other:** Signs were placed near the dumpsters
- VI. **New Business**
 - A. **Financials-Payables-Delinquencies:** All Financials were accepted Megan motioned to accept, Debbie 2nd, all yes motion passed.
 - B. **Flooring Review Water Resistant?** Management is coming up with verbiage for the rules and Regulations for the Board on flooring requirements.
 - C. **Upcoming major Repairs:** All were discussed above and plans of action made.
 - D. **2022 Budget:** Tracy is currently putting together the 2022 Budget
 - E. **Correspondence Regarding Violations:** None this month
 - F. **Other: Grocery Carts:** Management is sending out letters regarding the Shopping Carts to all owners.
- VII. **Adjournment:** 8:12pm, the next meeting will be on 08/09/2021 at 6PM.