

## CENTRE POINTE STATION CONDOMINIUM ASSOCIATION

September 13<sup>th</sup>, 2021

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

<b>Meghan Patrick - Present</b>	<b>Debbie Dedrick - Present</b>	<b>Terri Lukas –Present</b>
---------------------------------	---------------------------------	-----------------------------

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:** 6:04 P.M.
- II. **Approval of Minutes:** The minutes of the meeting held on 08-09-2021 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: Looking at new entry doors, when possible, discussed letting people into the building that do not have a fob, and posting notice regarding doing so to the bulletin.
  - B. **Electric Panel Upgrades:** The HOA is to send out letters to all homeowners about entering all units so that the electrician can enter and inspect.
  - C. **Carpet Cleaning:** The Board was presented 3 bids for the cleaning of all 5 hallways and decided to go with Zerorez carpet cleaning. Management will arrange the appointment.
- V. **Unfinished Business**
  - A. **W/D Replacements:** The HOA set up an appointment for the installation and removal of the washers and dryers on each level.
  - B. **Domestic Holding Tanks:** The New hot Water Tanks are to be installed around September 27<sup>th</sup>, WSPS will get confirmation and send out letters to everyone with notification for the water shut off.
  - C. **Other:**
- VI. **New Business**
  - A. **Financials-Payables-Delinquencies:** All Financials were accepted unanimously by the Board.
  - B. **Flooring Review Water Resistant?** Management presented updated flooring rule verbiage, no motion was made, will table until next Board meeting.
  - C. **Correspondence Regarding Violations:** Letters were sent to multiple units in regard to violations.
  - D. **Other:**
    - Management went over the deposit for Move In and Move Outs that is located in the Governing Docs and how to put this in place moving forward.
    - Management went over the canceling of the cable in the gym, and getting the bill transferred to the HOA's name for the billing.
- VII. **Adjournment:** 7:40pm, the next meeting will be on 10/11/2021 at 6PM.