**VILLAGE GREEN BOARD OF DIRECTORS MEETING MINUTES**

**September 10, 2019**

**CALLED TO ORDER** at 1809 by Ron Hug. Directors and Property Manager present:

President Ron Hug 2019 Treasurer Larry Pollack 2016

1st Vice President Dean Davidson 2018 At-Large Katrina Schmidt 2018

Parliamentarian Jonathan Aaltonen 2017 At-Large Heidi Hermanson 2018 – Not present

Secretary Sherri Galovich 2018 Property Manager Mike

**EXECUTIVE SESSION**

**Adjourned to open session at 1902**

**OPEN MEMBER SESSION**

**Called to order at 1903**

**MINUTES** The minutes were presented by Sherri Galovich for the August 13th meeting.

**Motion**: L/K to approve the August 13th meeting. Vote was unanimous. 6-0

**TREASURERS REPORT**

Mike gave a report on the financials. We have done seven furnace installation this month (about $17,000) and will do 13 more in September. We have spent about $20,000 for the water proofing on the basement. Larry presented the board with the cash on hand report. The biggest expense other than the ones listed was the rest of the payment to the roofers.

**MAINTENANCE & MANAGER’S REPORTS**

1. Update for basement water issues – still ongoing. We are still working on removal and replacement of concrete behind building 8. Units 126, 128, 130, and 138 that all will have to have concrete removed, tar the foundation, and then replace the dirt. That will cost about $19,000. We have board approval for $8,000 and need board approval for the remainder.

**Motion:** L/D to approve the finishing of the water proofing work on building 8. Unanimous 6-0.

1. Composition Form – We have 160 of 190 turned in so we are still missing 30 forms and we are missing about 40% of the condo insurance forms for those who have not turned it in. Encouraged those present to please turn in the needed paperwork and warned that fines will start to be assessed if not.

**UNFINISHED BUSINESS**

None

**NEW BUSINESS**

1. 2018 – 2019 audit – approval of contract – We have an estimate of $11,000 from the same company that has always done it in the past.

**Motion:** S/K – to approve the estimate for the audit to be performed. Unanimous 6-0

1. Unit 2630 – Floors are village green original. The kitchen floors on not in good shape. The tenant would like VG to replace the floors.

**Motion:** K/J to replace the kitchen floor in unit 2630 at Village Green cost. Vote was 4-2 Dean and Ron abstained.

1. Unit 130AC – the new owners would like their October HOA fee be waived while they remodel the unit since they won’t actually be moving in until November.

**Motion:** L/K that the request be denied. Unanimous 6-0

1. Snow removal – We have a bid from Outdoor Inspirations for snow removal. This bid is strictly for the streets for over 2” of snow. In the contract they would have it in there that the snow removal would be finished by 7 am guaranteed. It will be $815 for 3-6” and $905 for 6-9” for the entire street and the parking lots.

**MEMBER COMMENTS:**

1. A member had a question about the painting of the patio divider fences. Management explained that it is part of the insurance claim due to hail damage. She also had a question about when the new gravel would be put in the playground. They will be doing that soon once the lawn is taken care of.
2. A member was present to ask about possibly replacing the couches in the clubhouse.
3. A member requested an update on the maintenance employee situation. They’ve seen new faces and were curious what was going on. We have a new maintenance employee name Kevin. They were also asking about the carpet in the clubhouse and think it should be cleaned. It is already set up to be cleaned this next week.
4. Several members had questions about the annual meeting. Those questions were answered.
5. A member in unit 2443 is having serious issues with water coming into their basement. Management told him that their unit is part of the original bid for waterproofing so it should hopefully be taken care of soon.

**Closed the meeting at 2107**

**Sherri Galovich** Village Green Secretary