

## September 13, 2021 Seaview Condominium Homeowners Association Meeting

Meeting was called to order at 6:00 pm with board President Jim Chrietzberg, presiding.

The board members were introduced. The other owners in attendance introduced themselves.

Roll call found a total of 20 units present; 15 present in person and 5 present by proxy. The quorum of 16 was met. In attendance were the following people: Board members, Jim Chrietzberg, President, James Joyce Vice, President, David Livermore, Treasurer, Mary Ellingsen, Michael Handorf. SHOA members, Jeff Hightower, Property Manager / Owner, David Tellvik, Sandra Tellvik, Sherie, Valerie Always, Charles Talbott, Jay Michael, Kim Pitzer, Tom & Valerie Teabow, Karen Poysky.

President, Jim Chrietzberg, started the meeting indicating there have been a lot of issues since the last meeting and explained the reason for cancellation of the meeting due to Covid 19 concerns. Jim asked to see how many people use the Website, many indicated they do. Jim then introduced Jeff Hightower, Property Manager.

Jeff Hightower, Property Manager reviewed the Maintenance projects.

- Painting Project – Building A painting is beginning and should be complete in about a month.
- Back side of Building A will require new siding.
- Rot was found while painting Building B, pictures were provided. Repairs are being made. Fascia Board had more rot than expected, about 70 to 80 ft. 2 more sections of trim needed.
- New Water Leak between B-11 & B-12. Fortunate is was found early. May have been caused by water outage last week.

There was discussion as to the Property Manager keeping keys to all the units. It was suggested that the Fire Department install lockboxes, some units have them already. The cost is \$35 and the Fire Dept. will come for any need.

Jim Chrietzberg mentioned that Jeff Hightower should stay off ladders. We are not insured to cover it. It was brought to everyone's attention that Jeff Early fell off his ladder and broke his wrists. This accident did not happen on the Seaview Condo property. He has his own insurance coverage, just as the other contractors that work on the property.

Jim Chrietzberg announced that the Board would like to be transparent regarding financial matters. The Financial Statement will now be posted on the website. He said if you have questions, you can contact Powell, Seiler and Co and speak with Rema Miklos.

David Livermore discussed the finances. He reviewed the numbers so far in 2021 which shows that by the end of the year they will need to dip into the annuity. He discussed the need for a fund for future repairs and maintenance. He presented 3 options to achieve this. #1- Do nothing, #2 - raise the overall dues by 15,000 annually or #3 - raise the overall dues by 30,000 per. A motion was made to choose option 3, motion was unanimously approved.

Mike Handorf reworked (typed) the CCR's and they are posted on the website.

Jim Chrietzberg mentioned that you don't need any help from a realtor to sell your unit. You can do the transaction yourself through a Title Company. Clarification was made on who is considered a Renter. A Renter occupies the unit without the owner, and signs a 1 year lease. Friends or family staying in an owner occupied unit are not considered renters. In the case of all renters and guests, the owner is ultimately responsible for their following the rules. If you have a guest in your unit please notify Jeff Hightower, providing him their name, and car information.

Discussion regarding No Smoking policy. Fines have been increased. 1<sup>st</sup> offense \$500, 2<sup>nd</sup> offense \$750 and 3<sup>rd</sup> offense \$1,000 plus attorney fees, and cost associated to collecting the funds. It was stressed that the smoking issue is a fire hazard. It is a threat to each property owner's investment. If a fire starts because of smoking, the insurance company will not cover the damage.

Jim Chrietzberg announced that his term as president of the board has ended. It was discussed that the terms for all board members have expired. There is concern for not having all board members exit at the same time and the board would like to stagger the terms. It was said that this is the best Board the Association has seen. Motion was made and approved to keep the current boards members.

Mary Ellingsen discussed the importance of working together to create a nice community. Talk to each other to create relationships with neighbors. Value those relationships. Be sure that your guests follow the rules and are respectful of the community. These are old buildings with shared walls, we all need to compromise and find a balance.

Open discussion followed –

- Thank you to volunteers working the flower beds. Looking for more volunteers.
- Concern regarding cars parked on 48<sup>th</sup> place and flashing their lights. Could these be drug deals? Please don't confront these people, instead contact the police.
- Suggestion to leave the rules on a table, or send in email instructions to your guests.
- Tom asked if it is ok to install sunblock film on the windows due to the heat from the sun. He was told yes by the Board.

The meeting was adjourned at 7:50 pm.