

Seaview Condominium Association
Annual Board Meeting
August 11, 2022

(Prepared by Powell, Seiler & Co.)

Meeting called to order on August 11th, 2022 at 4:08 pm. The meeting was held on the Condominium property at the northeast end of Building B.

In Attendance: Jim Chrietzberg – President
James Joyce – Vice President
David Livermore – Treasury
Michael Handorf – Member
Jerry Schacht – Member
Jeffrey Hightower – Property Manager
Jorji Miklos – Powell, Seiler & Co – Acting Secretary

Absent: Mary Ellingsen – Member (will be joining late)

Jim Chrietzberg – President - opened the meeting with the status of insurance for the property and board insurance. The savings on the property insurance is approximately \$2300-\$2400. This was due largely to the diligence of Jeff Hightower, who gathered the information he needed for the insurance quote, such as fire plan, square footage of both buildings and getting fire extinguishers serviced. Jim also discussed dropping the board insurance to save another \$1000. Since no one on the board writes checks there is no exposure to theft, and the property insurance covers against liability. After discussion it was tabled until the HOA meeting later in the evening.

Jim Chrietzberg discussed the importance of transparency to all HOA members. In the past members felt the board had done things out of place. Nothing is being hidden; anyone is welcome to view the financials by requesting copies from the CPA's office (Powell, Seiler & Co.). The association will pay for the request up to 60 min. If it takes longer, then the requesting HOA member will pay out of their pocket. Michael added that the budgets should be posted for greater transparency.

Jeff Hightower - Property Manager - was given the floor to discuss the status of past and upcoming projects and maintenance.

- Painting is almost complete, just a couple areas to finish – Jeff Early to finish for \$1150.00.
- Monday Parking lot resurfaced (not asphalted as original estimate). Olson Asphalt will be fixing some of the holes and all drain grates. Residents will need to clear parking lot on Monday all day and parking in the grass church lot.
- Jerry Schacht asked if all duct cleaning was done. Jeff replied most everyone was done.
- The roof is about 20 years old and in good shape. Moss was removed from the main roofs of both buildings. There is a small amount on the stairwell roofs that he will get off.

- Jeff will be flex-sealing leaks in the corner of the gutters where seams come together.
- There has been a concern brought to his attention over the parking lot being monitored. Jeff made it clear he would not be taking on that task. The board felt there was no justification at this time for monitoring of the parking lot, but would bring up the issue at the HOA meeting later.

Jim followed up with Jeff's report pointing out that Jeff has done an excellent job for the association. Additionally, there were concerns about the south end of building B possibly dropping again. James Joyce mentioned he did not notice any new cracks in his walls at this time. David Livermore said they have brought in dirt and filled the trench, but he noticed that the trench has been getting deeper and there may be an underground spring. A few ideas were put out there, but it was agreed that they will keep an eye on it and maybe have to call in an expert geologist to look at it or check with A1 Ready Mix and see if they could recommend a concrete expert to possibly come up with a solution.

Jim Chrietberg had David Livermore give the status of the annuity account (\$11,440.66). It has reached its 7 year maturity so the money was put in the checking account. Discussion followed on where to put it for best access and highest return.

David Livermore then discussed financial and budget items. The budget was reviewed and discussion was raised on possibly reducing the HOA association fees. Discussion was also made about the necessity of building a larger emergency fund to cover any unforeseen major problems.

Arrival: Mary Ellingsen at 5:10 pm – She was given a quick update of topics covered.

Discussion resumed on the budget and all members debated on the budget and the proposed new rates on whether they should be increased or decreased, and reasoning as to why. It was decided that a decrease was in order and there were discussion on how much and concerns of inflation to factor in. It was agreed that this discussion would be brought to the HOA for transparency and a vote.

Additional topics discussed were landscaping and the need for hiring someone to do the gardening unless anyone wants to volunteer since Susan Livermore will no longer be doing the gardening. It was suggested that the patio area at the northeast end of Building B be covered. The board will be presenting these at the HOA meeting for discussion and vote.

Michael Handorf went over changes to the CC&R's. Two changes were proposed to the current wording from 1981. First section 15.7 essentially would move the meetings from current 2nd quarter and have them be in the 3rd quarter and everyone will be notified of said meeting by written or emailed notice. The second proposed change would update 3.2.1 which was last updated in 1992. This involves board member elections and terms of office. Changes involve staggering terms so you have experienced members on the board with any new members. Seats would be for two years. Two members will be elected in even years, and three in odd years. Additionally, the current members will resign at the end of the HOA meeting and elections will be held. However, this election only, 2 seats will be for 2 years and 3 seats will be for 1 year in order to bring the 'staggered' terms in line. Everyone was in agreement.

Meeting was adjourned at 5:37 pm.