

**MEETING MINUTES – March 22, 2023**

- I. Call to Order – 6:33pm (by Debbie)
- II. Minutes - Approval of meeting minutes from prior meeting – APPROVED (motion by Debbie, seconded by Carol S.)
- III. Financial Report - Balance Sheet, Budget Comparison, Water GL & Universal Utilities Statement – WENT OVER
  1. PRASAD ASKED ABOUT PUTTING THE RESERVE MONEY IN A MONEY MARKET ACCOUNT, AS RATES ARE SOMEWHERE AROUND 4.5%, LOW RISK
    - i. TONY SAYS WE'RE NOT ALLOWED TO EVER PUT ANY MONEY AT RISK – WILL CHECK INTO CD OPTIONS AND IF THERE ARE ANY OTHER OPTIONS TO EARN MORE INTEREST ON THAT MONEY
- IV. Recent Sales Report – Active Pending & Sold in the last 30 days
  1. UNIT 30 - \$315,000, SOLD ON 12/8/22
  2. NOTHING ON THE MARKET
- V. Votes by E-mail – WENT OVER THE BELOW ITEMS
  1. 2023 Budget approved with no increase to the monthly assessment.
  2. 2023 Annual meeting scheduled for Wednesday, October 26<sup>th</sup> by Zoom.
  3. Unit 6 – Request for a POD in January for 3 to 4 weeks. – Approved 12-15-2022
  4. MCA Engagement Letters 2022-2023 – Approved 1-17-2023
- VI. Action Items List
  1. Light bulbs on the first floor are in need of replacement. – Complete
  2. Add Cameras to the resident hallways on each floor – Bid in preparation by International Controls
    - i. TONY SPOKE WITH INTERNATIONAL CONTROLS ABOUT HALLWAY CAMERAS; HE NEEDS TO COME OUT AND SEE IF THERE IS ROOM TO ADD MORE
- VII. Manager's Report
  1. Elevator Flooring Replacement – DISCUSSED THE BELOW
    - i. Deposit paid, permit in progress, then Elevator Technologies will reach out to Flooring vendor to schedule the install.
  2. Electric Vehicles
    - i. PRASAD RECENTLY GOT EMAIL FROM DTE SAYING THEY WILL COME GIVE A QUOTE TO INSTALL CHARGING STATION – WILL FORWARD TO GROUP
      1. TONY MENTIONS THIS WOULD BE IDEAL BC DTE COULD RUN DIRECT ELECTRICAL AND CHARGE IT BACK DIRECTLY TO THE UNIT OWNER
  3. Window Cleaning Vendor for 2023
    - i. Does the board want to consider G&S after the experience we had with Up & Down in 2022?
    - ii. 2022 G&S proposal attached for reference. Up & Down (2022 vendor) was \$2,200.

- iii. CAROL E. SAID THAT HER SALON USES G&S AND THEY ARE GREAT, HIGHLY RECOMMENDS
  - iv. BOARD WISHES TO GET A COUPLE MORE BIDS BEFORE MOVING FORWARD
  - v. DEBBIE IS GOING TO SEND TONY CONTACT INFO FOR COMPANY THAT CLEANED HER OFFICE
  - vi. DANE IS SENDING TONY CONTACT INFO FOR SOMEONE WHO CLEANED HIS INSIDE WINDOWS
4. Elevator Obsolescence Notice
- i. OTIS CLAIMS MOTHER BOARD IS END-OF-LIFE AND RECOMMENDS REPLACEMENT, WANTS NEARLY \$20,000 FOR AN UPGRADE KIT
  - ii. BOARD DECLINES, WILL ADDRESS THIS WHEN IT IS ACTUALLY NEEDED
- VIII. Unfinished Business
- 1. Garage Flooding
- IX. New Business
- X. CAROL S. ASKED WHICH UNITS ARE BEING RENTED
- 1. 17, 29, 10, 14, 16, 1
- XI. DEBBIE MENTIONED BROKEN CONCRETE AROUND RAILING IN PATIO AREA
- 1. TOLD TO SEND PICS TO WORK ORDERS
- XII. Next Meeting to be held on Wednesday, April 26, 2023 via Zoom.
- XIII. Adjournment to Executive Session – 7:10PM (motion by Debbie, seconded by Carol S. )