

## MINUTES

### METROPOLITAN GRANDVIEW CONDOMINIUM ASSOCIATION

July 31, 2019

Board Members Present: Mark Fazzina (President), Gregory Georgia (Treasurer)

Also Present: Jennifer Koval (KRG Management), Phil Corrigan (404), Bill Schmitt (307)

The meeting was called to order;

#### Election of new board members

The motion was approved for members of the association to vote on two additional board members; Phil Corrigan and Bill Schmitt. Jennifer sent out an email to all owners to cast a vote to approve the additional members. This is included below.

It is standard practice to elect/ nominate new members at the annual meeting by unit owners. However the board has been running with only 2 members for the past couple years and welcomes unit owners that want to volunteer their time for the community.

The board has nominated two new unit owners to join the board.

- 1). Phil Corrigan from unit 404
- 2). Bill Schmitt from unit 307.

Since this not a typical election, the board is asking all owners to vote for the additional members electronically by responding to this email. Per the bylaws, one vote can be cast per unit.

The majority of the unit owners approved the additional members.

#### Financial Update

The year to date budget was review. Income YTD came in 5.9% higher than budgeted and the expenses came -2.7% under budget. The operating account funds are currently \$22,450.30 as of 7/31/2019 and as of 6/10/19 the current balance in the reserve account is \$105,996.69.

#### New Business

Several replacement items were brought up for discussion. Jennifer will be obtaining price quotes for replacement of the back alley steel door. Management will also look for additional pricing to complete power washing of the back building and window washing this fall. Additional bids will be obtained for replacement of the elevator panels. The board approved the replacement of the hallway carpet in the

elevator as well as the 3<sup>rd</sup>, 4<sup>th</sup> floor. Phil Corrigan was able to negotiate a substantial savings on the carpet installation with Even's carpet. Carpet replacement was approved as a reserve account expense. Once on schedule all unit owners will be advised of an installation date.

Nothing further was reported from Kohr Royer Griffith or board members.

The meeting was adjourned.

Respectfully submitted:

Jennifer Koval