

The Chateaux, A Condominium

Board of Directors Meeting
Wednesday, April 17, 2024
Chateaux Community Center

APPROVED MINUTES

Attendance:

On behalf of the BoD:

- Dick Martin
- Sandra Hastings
- Phyllis Savoy
- Lilla Nora Kiss
- Jason Trask

On behalf of Property Management:

- Larry Gilbert (Sequoia Management)

On behalf of homeowners: apts 123, 222, 231, 226, 634 are present.

Call to Order

Dick Martin, BOD President called the meeting to order at 6:30 pm.

Open Forum

- **AC switch:** several owners asked about the date of switching from heating to cooling. BOD informs the participants that laws require the Condo to maintain temperature in the apartments above 55 Fahrenheit between May 15 and October 15, therefore, we are permitted to approve turning AC on when we can assure that indoor temperature does not fall below 55. BOD decides that this is going to happen latest on May 1.
- **Fire doors:** Owner of 231 raises the issue of notifying owners about fire doors being kept closed. Board agrees to send notifications, but will not purchase and place new signs out.
- **Balcony dividers:** Owner of 231 asked about balcony dividers and decoration hanged on them. BOD clarified that as long as the divider is not damaged, hanging things on it is fine.
- **Smoking policy:** An owner from Building 6 has raised a concern regarding the smell of marijuana smoke within the building hallways (also in some parts of the apartment). The Board discussed the smoking policy and considered ways to address this issue. BOD aims to remind residents of the importance of common courtesy and encourage them to be mindful of their neighbors by avoiding behaviors that may cause discomfort or inconvenience (or the end of the day, nuisances) due to smoke. The BOD will communicate these expectations to all residents to ensure a pleasant living environment for everyone.
- **Loud balcony doors:** Apt 231 brought up reoccurring issues of noisy balcony doors (due to broken wheels). Property Management reaches out to Window Man and potential solutions will be discussed during the next meeting (May).

- **Garage Cleaning:** Owner of 222 apt inquired whether Ed – or company hired by the Property Management – are going to power wash the garages. Larry to inform Ed.
- **Cleaning dryer vents:** Owner of 222 raised the need for cleaning drier vents , BOD agrees and Larry will introduce solutions on the next meeting.
- **Correcting minutes from previous meeting:** Owners from building 2 have identified formal errors in the minutes from the March 20th meeting. The corrected version of these minutes will be posted on the community webpage for all residents to access.

Approval of Minutes

The March 20, 2024, meeting minutes were reviewed. Jason motioned to approve the minutes, seconded by Phyllis.

Unfinished Business

- Larry received proposals from five roofing companies. Board members to review package and discuss at next board meeting. Larry suggests once the board decides to ask for “best and final offer” from vendor. Larry also suggested that we hold off doing the roofing as long as we can.
- Sidewalk assessments. Management is still seeking additional bids.
- Cooling tower parts. Jason motioned to approve purchase of cooling tower and spare parts from NAC Mechanical Services, seconded by Phyllis.
- Finances: Draft audit for 2021&2022 from Goldklang&Group submitted for approval – defer for signature until next meeting. BOD member (Sandi) raises awareness on that the Springs Money Market fund amount exceeds FDIC insured level. Property Management emails rate sheet to BOD, BOD will vote in email.
- **Roof:** building 1 and 4 needs roof replacement, building 1 is getting new roof in 2024, building 4 is scheduled for 2025. Board votes, Sandi motions, Phyllis seconds, Board accepts with consent.

New Business

- **Pool:** opening is on May 25, new furniture is under search by BOD members. Donations are welcomed.
- **Addressing Illegal Dumping on Property:** Recently, there has been an unprecedented increase in illegal dumping on the property, including furniture and items associated with moving in and out. The BOD will implement measures to prevent such activities and maintain the cleanliness of our living environment. We ask all owners and renters to respect our community by disposing of their items properly and refraining from illegal dumping.

Executive section

The Board went into executive session at 7:35 pm. There were no actions to vote on and the Board came out of executive session at 7:50 pm.

Adjournment of meeting

Meeting was adjourned at 7:51 pm. The next meeting will occur on May 15, 2024.