

The Chateaux, A Condominium

Board of Directors Meeting
Wednesday, June 19, 2024
Chateaux Community Center

APPROVED MINUTES

Attendance:

On behalf of the BoD:

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

On behalf of Property Management:

- Larry Gilbert (Sequoia Management)

On behalf of homeowners: apts 123, 226, 231, 426 are present.

Call to Order

Dick Martin, BOD President called the meeting to order at 6:31 pm.

Open Forum

- **Property management:** owner asked about the future of on property management (Mr. Ed Watts and his roles). *BOD is aware of Mr. Ed Watts retirement plans in the close future and researches the options to ensure the continuity of local property management.*
- **Pipes cleaning:** owner asks if we are going to have professionals cleaning the pipes. *BOD provided information about the last cleaning services to owner.*
- **Expired license plate vehicle parking on property:** owner raises concerns about outdated registrations on vehicle parking on property for months.
- **Leaking water and problems with pipes in building 2:** owner from building two reports that water was leaking to her apt and also to garage.
- **Mice on property:** Larry will call a company to place out traps.
- **Balcony renovation saga from 2023:** Rafael Lopez whose company did the renovation promised to come back when the weather is good in 2024 to repair the errors in the balcony painting. He asked every owner to consult with him one-by-one and make appointment individually for the repair. He was to come to one of the owner's apartment in June, but he did not show up. He scheduled another appointment for early July. BOD is planning to evaluate how many balconies need repair and see if other companies can come to do the post-renovation repair.

Approval of Minutes

The May 15th and the April 17th, 2024 meetings' minutes were reviewed. Sandi motioned to approve the minutes, seconded by Phyllis.

Reports

- **Financial reports:** BOD asked about two items on the statements report. Sandi made motions, Phyllis seconds it.
- **Grounds / snow:** no issues here regarding snow. Trees are going to be examined.
- **Community center / pool:** new lounge chairs are at the pool area.

Unfinished Business

- **Roof: BOD signed contract for making roof for** building 1 and 4 (those are the remainders), building 1 is getting new roof in September 2024. Building 4 is scheduled for late spring, 2025.
- **Sidewalk assessments:** BOD received two offers to fix the sidewalks and correct the concrete where sidewalks are patched together. BOD asked a third offer to compare the prices for the services and decide about this on the July meeting.

New Business

- **Drier vent cleaning:** BOD approved the service.
- **Railings painting:** after sidewalks are fixed, BOD will decide about railings painting services as well.
- **Community Center's stairs renovation**

Executive section

The Board went into executive session at 7:19 pm.

Votes:

- BOD votes to pay the garage door fix invoice for building 4, Phyllis made motion, Sandi seconds it.

Adjournment of meeting

Meeting was adjourned at 7:30 pm. The next meeting will occur on July 17, 2024.