

**One Bratenahl Place Condominium Association
Minutes of the July 23, 2019 Board Meeting
Property Manager's Office**

Members Present: Ted Westbrook, M.D., President
Corrine Hartman, Treasurer
Mark Rodio, Secretary
Sue Dempsey, At Large
Bill Christ, At Large
Ronnie McConnell, At Large

Members Absent: Scott Kilpatrick, M.D., Vice President

Invited Guests: Blair Cancelliere, First Realty Property Management
Julie Perkins, Kaman & Cusimano

Call to Order:

There were sufficient members for a quorum. The Board Meeting was called to order at 6:02 p.m. by President Ted Westbrook.

Meeting Discussions:

1. Motion for Resolution to Approve July 9, 2019, Meeting Minutes by Mark Rodio, seconded by Ronnie McConnell; unanimously approved.
2. President's Report: discussed further response to residents' questions re: wifi; met with Carl Mueller (Pres of 2BP); discussed landscaping plan with Jennifer Langston (2BP).
3. Treasurer's Report: discussed Maintenance Repair and Reserve (MR&R) fund detail and plan for additional August work; Motion for Resolution to approve August work w/o \$75,000 garage exhaust CO2 (pending review of quotes) by Ronnie McConnell, seconded by Corrine Hartman; unanimously approved. Discussion of year-to-date financial performance; discussion regarding banking relationship with Dollar Bank and potential changes; Motion for Resolution to change \$279,000 month-to-month CD to a 6-month CD at Independence Bank by Corrine Hartman, seconded by Sue Dempsey; unanimously approved. Motion for Resolution to change Operating Account to higher-interest checking by Corrine Hartman, seconded by Sue Dempsey; unanimously approved. Discussion regarding potential changes to Reserve Account. Discussion regarding potential of obtaining additional insurance for Association funds beyond FDIC limits. Discussion regarding potential committee budgets. President, Treasurer, Property Manager and MR&R Co-Chairs will meet July 30, 2019, to discuss MR&R budget for next year.
4. Property Manager Report (highlights):
 - a. Window inspections and inventory of conditions/repairs has begun; west garage ramps are being reconsidered for potential to have better ramp improvements; approved resident request for trickle charger on hybrid car.
5. New Business:

- a. Bistro convection oven requires replacement; several quotes were reviewed; Motion for Resolution to approve replacement for \$2,836 by Sue Dempsey, seconded by Corrine Hartman; unanimously approved.
 - b. Trim willow trees: 2BP had their service provider trim several trees; Motion for Resolution to approve reimbursement of \$1,780 to 2BP by Corrine Hartman, seconded by Ted Westbrook; unanimously approved.
 - c. Trim cottonwood trees: discussed need to remove one and trim additional trees; Motion for Resolution to approve quote for \$5,940 by Sue Dempsey, seconded by Ronnie McConnell; unanimously approved.
 - d. Balcony, Garage and Façade Estimates for engineering fees to specify repairs needed: Motion for Resolution to approve quotes from Osborn Engineering by Ronnie McConnell, seconded by Ted Westbrook; unanimously approved.
 - e. In-suite maintenance billing: discussion regarding resuming billing for maintenance that is not to common elements (except television issues with wifi), with 15 minute minimum charge; Motion for Resolution to approve by Sue Dempsey, seconded by Bill Christ; unanimously approved.
6. Committee Reports:
 - a. Tabled, except for items that were already discussed as noted above.
 7. Regular Meeting adjourned at 8:00 p.m.

Respectfully,

Mark Rodio, Secretary

