

**Royal Arms Condominiums**  
**Board of Director Meeting Minutes**  
**June 24, 2020**

**Call to Order:** The meeting was called to order at 6:01 p.m. by Nancy Hillig, Board President.

**Present:** Nancy Hillig, President; Brad Goodenough, Treasurer; James Center, Director and Kim Adolf, CA Partners.

**Absent:** Ed Trompke, Director.

**Minutes:** Motion was made by Nancy Hillig and seconded by Brad Goodenough to approve the February 17, 2020 minutes as presented. Motion carried unanimously.

**Financial Report:** Treasurer Brad Goodenough provided an overview of the association's finances.

**Committee Reports:**

- **House Committee:** It was reported that the landscape upgrades have been completed and the No Smoking Amendment was passed.

**Old Business:**

- **Review of Project Proposals:** The Board asked Justin Barnhart with Certa to have Charter and I&E bid the plumbing project only. They also asked Justin to obtain a bid from at least one more contractor.

**New Business:**

- **Camera Proposals:** A motion was made by Nancy Hillig and seconded by Brad Goodenough to approve the proposal from Quadrant for the installation of four cameras at a cost of \$3,610.00. Motion carried unanimously.
- **Front Entry Phone Proposals:** A motion was made by Nancy Hillig and seconded by Brad Goodenough to approve the proposal from Quadrant to install a new front entry call box phone, with fob access, contingent on Quadrant matching the price of \$6,616.50 and including 150 fobs. Motion carried unanimously.
- **Mailroom Door Lock:** It was decided that the door would not be locked but signs would be posted reminding residents to pick up packages daily to help with security.

- **Move-In Fees for Furnished Units:** A motion was made by Nancy Hillig and seconded by Brad Goodenough that there would not be a move in fee for fully furnished units, as long as, no additional furniture was being brought in. The motion carried unanimously.
  
- **Collection Attorney:** The Board requested a conference call be set up for them to interview Ball Janik.
  
- **Internet Service:** No action to be taken at this time as the Board surveyed residents last year. Residents are to be reminded that they have the option to use whichever provider they chose.
  
- **Homeowner Emails:** The Board directed management to turn over the homeowner emails to the attorney and to have the attorney send a cease and desist letter.

**Adjournment:** A motion was made by Nancy Hillig and seconded by Brad Goodenough to adjourn the meeting at 7:09 pm. Motion carried unanimously.