

Royal Arms HOA Board Meeting
December 3, 2018
RA Lobby

Meeting Called to Order 6:31 p.m.

Roll Call

Present: Nancy Hillig, Brad Goodenough, Pat Mainella (via phone), Ed Trompke
Others Present: Teri Weber, Kate Chamberlin, Joe Anderson, Christine Lolich
Quorum present? Yes

Approval of Minutes

Ed moved to approve minutes as amended from October 18, 2018 with revisions. Pat seconded. MOTION APPROVED.

Addition of Agenda Items

Nancy moved to add agenda items. Pat seconded. MOTION APPROVED.

1. Executive Session to be held after new business
2. New business item: Confirmation of new Board member

Report of Officers

1. Financial Report. Brad presented the financial report.

Old Business

1. Action items
 - a. Organizational chart is still in flux.
 - b. Building security discussed in light of recent events. Current issues include harassment, installation of cameras.
 - c. Community Forum will be deleted from website. Pat proposed installing a "comment box" in mailroom.
2. Fire Escape Updates
 - a. Potential start date: Jan. 7 on 506 stack
 - b. Funding by reserve includes balcony gates
 - c. Remaining issues include decking, price, acceptance by fire marshal, utility for deck furniture
 - d. All limited common elements are paid for by HOA including fire escapes (condemned in 2016) and all balconies

New Business

1. Nancy moved to accept Terry Weber, unit owner, as the new Board member to fill the current vacancy. Brad seconded. MOTION APPROVED.
2. Budget presented: Ed moved to accept. Pat seconded. MOTION APPROVED.
 - a. 14% HOA dues increase beginning January 1, 2019
 - b. Increase in Reserve will be \$102,000 to fund roof, fire escapes, and plumbing
 - c. Increase in operating expenses is 2-4%