

APPROVED MEETING MINUTES JULY 10, 2019

**Royal Arms HOA Board Meeting
July 10, 2019
RA Lobby**

Meeting Called to Order 6:00 p.m.

Roll Call

Present: Nancy Hillig, Brad Goodenough, Pat Mainella, Ed Trompke, James Center

Others Present: Heather Clot, CAP; 13 owners; Justin Barnhart, CERTA

Quorum present? Yes

Amendment to the Agenda. Nancy moved to amend the agenda to include ratifying the revisions of website and R&Rs.

Approval of Minutes

Nancy moved to approve minutes from June 19, 2019. Pat seconded. **MOTION APPROVED**

Report of Officers

1. Financial Report. Not available in time for this meeting.

Report of Committees

1. House Committee
 - a. Bike audit completed
 - b. Landscaping completed
 - c. Revision of website and R&Rs. Pat moved to ratify. Nancy seconded. **MOTION APPROVED**
 - d. Lamp posts. Lamp posts' electrical work to be replaced as needed.
 - e. Call box. Scheduled in Reserve Study for replacement in 2022; continue to research.

OLD BUSINESS

1. No-Smoking Amendment Update. Nancy moved to approve to send the letter to owners regarding the process for approval of a building non-smoking policy. Pat seconded. **MOTION APPROVED**

NEW BUSINESS

1. Coin Meter Contract. The contract includes four new washers and dryers; increases cost to \$1.75 per each machine; increases revenue to 55% to HOA. Owners' suggestions included:
 - a. all washers should be top-load (no front-load);
 - b. all dryer vents to be cleaned before new dryers are installed; and
 - c. who cleans and maintains the washers (monthly bleach cleaning)?
2. Reserve Study Workshop with Justin Barnhart. Discussion focused on the scope of repairs. Ed moved to approve an RFP by Justin Barnhart, CERTA, not to exceed \$3500. If the RFP should exceed \$3500, CERTA will contact the Board for further approval. Nancy seconded. **MOTION APPROVED**

COMMUNITY FORUM

1. Carpets will be cleaned on a regular schedule.
2. Concerns regarding cigarette butts in the parking lot.
3. Should a master key for front door be installed in a lock box?
4. Concerns regarding smoking inside units drifting to hall, units above, etc.

Nancy moved to adjourn, Pat seconded. **MOTION APPROVED.**

Meeting adjourned 7:30 p.m.