

Royal Arms HOA Meeting - Thursday, June 11th, 2015 @ 6:30 in RA Lobby

RA HOA Board Members - Abby Smith, Brad Goodenough, Nancy Hillig & Jo Schilling

Unit Owners in attendance: 105, 202, 203, 211

CAP Members - Cole Hamilton

*Meeting called to order @ 6:30pm - Quorum (10 owners present)

AGENDA ITEMS:

- ⊙ Approval of April 2015 Meeting Minutes - (Approved - Board Votes 4/0)
- ⊙ Verify Quorum of Board Members - All Present
- ⊙ Open Forum/Questions:
 - Dennis Scott (Unit #203) -
 - Lock boxes hanging on door - distorting door handle
 - Outside Sprinkler is not working & results in loss of many plants
 - Landscaping outside of the building is neglected
 - Feels there is a need for an emergency shutoff for water leaks
 - Plumbing issues are concerning
 - HOA dues seeming low for all issues that are seeming neglected. Dennis Suggests an increase in dues or a one time fee to increase HOA funds
 - Antonella Aguilera (Unit #211) -
 - Cleanliness of the building is a concern
 - If dues go up, she suggests that the board be transparent to all owners for why the costs are increasing. Cole suggests a shortened/simplified budget for easier viewing for owners
 - Trash issues seem to be resolved
 - Michael Cerna (Unit #202) -
 - Requests posting emergency contact information
 - Luciana Prono (Unit #105) -
 - Inquiring about screens for windows
 - Inquires about the status of Unit #105 leak in bathroom
- ⊙ Approve or Amend the Agenda - Motion to amend the agenda to vote Tony as RA board member at large - (Approved - Board Votes 4/0)
- ⊙ Unfinished Business:
 - Landscaping -
 - GroCo & Living Color - Both companies noted the need to gut/redo the building landscape and replant new plants that are better for that environment
 - Cleaning Company -
 - Clean & Beyond (requires contract), Mr. Maid & Bob - Provided same standard bids for services on cleaning RA property 1-2 times per week.
 - Cole also contacted ENC to determine what services they are currently providing RA
 - Amendment to By-Laws: Rental Cap/Resolution Extending Lease Terms -
 - Can vote changes to the bylaws online
 - Lease Agreement - No less than 30 days (can be in resolution)
 - Maintenance Plans
 - With age/esthetics of the building it has increased costs

- Abby, Brad & Cole met with companies on reserve studies so that maintenance items can be addressed later on once budget & reserve study is accurate
- Unit Keys -
 - Noted the need to work on this situation, but was set as a low priority
- Plumbing Study -
 - Cole is waiting to receive this information from Charlie
- Fire Escape -
 - Cole is showing progress with this, and board agrees to continue to wait for more information as it comes
- Lock Boxes -
 - Email to be sent to owners (giving 10 days notice) before they are taken off.
- Smoking Issue -
 - Cole will send out a reminder to owners
- Move in/out Fees -
 - Cole found all information on this and notes Move-in cost is \$200 and get \$100 back. Move out fee is \$100. This is already in affect, but has not been enforced until now.
- Increase Trash/Overage Fees -
 - Cole will post signs (within 1 week) in trash room & mail room
- ◎ Budget Committee
 - Brad discussed that the issue at large is looking at the reserve study. The reserve study will help break down life span of building items, costs, etc., which will help with budgeting.
 - All members are in good standing with fees/dues
- ◎ House Committee
 - No new items
- ◎ New Business
 - Plumbing Leak 202/302/Boiler Room -
 - No new updates - Board has been updated on this matter via email
 - Age of building resulted in need to reapply for insurance
 - Size of building results in Charter allowing us to make payments for costs
 - Charter will start work on Monday, June 16th in unit #202
- ◎ Meeting Adjourn to Executive Session - 7:22pm
- ◎ Return to Regular Board Meeting - 8:19pm
- ◎ Meeting Adjourned - 8:19pm