

**Royal Arms HOA Meeting - November 22<sup>nd</sup>, 2015 @ 4:30 in RA Lobby**

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

*Unit Owners in attendance: none*

*CAP Members - Cole Hamilton*

\*Meeting called to order @ 4:36pm - Quorum (board members)

**AGENDA ITEMS:**

- Approval of September 2015 Meeting Minutes - Approved
- Verify Quorum of Board Members - Verified, ALL present
- Open Forum/ Questions from the floor- limit 5 minutes per household - none
- Approve or Amend the Agenda - Agenda Approved
- Unfinished Business
  - ❖ Fire Escape status/update
    - In order to decommission the fire escapes the section with the ladder will be removed and replaced
    - Fire escape in stairwell will be uncovered - Board will be sent 5 roofers bid information
    - We are currently showing progress towards decommissioning, so the Fire Marshal no longer has RA on a February "due date"
    - Load Testing of each fire escape balcony
    - Other balconies - Fire Marshal is not concerned with these on our timeline, however board will continue to discuss and take steps moving forward for balcony safety.
      - Load testing on balconies - Concrete will be removed and load testing completed on unit 510's balcony
    - Balcony Engineering/Design - Brad will look for has Built Designs at City Building to try to attain original (1915) balcony designs.
  - ❖ 2016 Budget Approval
    - Changes to Budget:
      - Insurance needs to be \$37,000
      - Operating Reserve Contingency needs to be \$0

- Cole notes that the new annual expenses would then be \$250,940
  - With changes Board approves the 2016 budget
- Budget Committee
  - Reserve Study - Still needs to be updated
  - Tony noted that he made a reserve study spreadsheet that we can now manipulate if needed
- House Committee
  - Cole noted that he found two signs for the front emergency exits for \$45
  - Rental Caps & Air B&B - Issue continues & Cole will edit & write a resolution to the lease agreement for this matter. He will then send it over to the attorney to look over and review.
  - Dennis is stepping down from the role of RA Landscaping Lesion, and board feels this role does not need to be filled now that landscaping has been updated and new landscaping company is meeting RA needs.
  - Cole will send email owners asking for interest in volunteering for board or committees
- Adjourn to Executive Session
  - ❖ Proposals - none
  - ❖ Board Communications - none
- Return to Regular Board Meeting
- Adjourn - 5:39pm

Next Meeting: Sunday, January 17<sup>th</sup> - 4:30pm