

Royal Arms HOA Meeting - January 17th, 2016 @ 4:30 in RA Lobby

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

Unit Owners in attendance: 310, 313/110, 502

CAP Members - Cole Hamilton

*Meeting called to order @ 4:34pm - Quorum (18)

AGENDA ITEMS:

- Call to Order
 - Introductions
 - Verify Quorum (18)
 - Proof of Notice of Meeting - Email Agenda December 18th 2015 & January 6th, 2016
 - Approval of 2015 Meeting Minutes - Approved
 - Report of Officers
 - President Report - None
 - Treasurer Report - Brad reports the 2016 budget is approved
 - Reports of Committee
 - House Committee -
 - Suggests "Electronic Voting" could be the wave of voting on all future issues. This requires current/updated contacts for all RA owners
 - Rental Cap - Continues to be a discussion topic...
 - Bike Room - Continues to be a discussion topic, but seems like this is currently a non-issue
 - Rooftop Inquiry - No damage on the roof from the December flood. Nancy inquires about the possibility of rooftop activities. Cole notes this is a possibility, however it would be a large expense and is something to revisit in future years
 - Unit Keys - Cole will email all owners in January & March to remind them to send CAP a current key for their unit in case of emergencies.
 - Lovejoy Street side doors - Cole is in the process of rekeying those doors
 - Update Rules & Regulations - Nancy will email out these rules and regulations for review. Cole notes that he recently updated fonts so these are now more legible
 - Election
 - Nominations from the floor
 - Volunteer of counting of ballots
 - Election of Board Members Results - Board welcomes Tony Daguanno
 - IRS Revenue Ruling 70 604
 - States that any excess income can be rolled into 2016 once the resolution is signed.
- *Document signed January 17, 2016.

- New Business - none
- Open Forum
 - Washers/Dryers - Cole will contact Coin Meter for repairs & Cleaning service for washer/dryer sanitation.
 - Balcony Inquiry - Cole notes that the building is not a registered historical building, so as we move forward with balcony/fire escapes we need to remind structural engineers of this as we move forward
 - Lock boxes on doors will be moved to the lock box bar asap
- Adjournment - 5:35pm

BOARD MEETING:

- Board Meeting Called to Order - 5:36pm
 - No new business was discussed
 - Board members elected to remain in current board positions
- Board Meeting Adjourned - 5:37pm

*Next Meeting: Sunday, April 3rd - 4:30pm

RA Follow-Up Items	CAP Follow-Up Items
Continue Rental Cap Discussion	Move lock boxes from door to bar
Continue to follow-up on balcony/fire escape discussion/issues	Communicate with structural engineers that our building is NOT a historical building
Continue to follow-up with flood repairs to units and hallways	Contact Coin Meter to fix broken washer(s) & Contact Cleaning Service to clean washers/dryers
	Send email to all RA owners to remind them to send CAP their keys to units for emergency purposes.
	Turn in Tax Resolution
	Continue Rental Cap Discussion
	Continue to follow-up on balcony/fire escape discussion/issues
	Continue to follow-up with flood repairs to units and hallways