

**Royal Arms Condominiums**  
**Board of Director Meeting Minutes**  
**April 6, 2021**

**Call to Order:** The meeting was called to order at 6:07 p.m. by Kristina Ursin, Board President.

**Present:** Kristina Ursin, President; Brad Goodenough, Treasurer; James Center, Secretary and Kim Adolf, CA Partners.

**Absent:** Ed Trompke, Director and Kate Chamberlin, Director.

**Minutes:** Motion was made by Kristina Ursin and seconded by Brad Goodenough to approve the February 22, 2021 minutes as presented. Motion carried unanimously.

**Financial Report:** Treasurer Brad Goodenough provided an overview of the association's finances.

**Unfinished Business:**

- **Plumbing Project Update:** Project proceeding as planned. Rayborn plumbing second walk through completed.

**New Business:**

- **Tree trimming:** Kim presented an option to trim a single tree encroaching on building or three that could be considered problematic. Brad Goodenough motioned to do all three. Kristine Ursin seconded the motion. Motion carried unanimously.
- **Landscape Proposals:** Brad Goodenough motioned to accept option 3. Kristine Ursin seconded the motion. Motion carried unanimously.
- **Parking lot:** Camera and additional lighting discussed. Board determined that that HOA should not take responsibility for parking lot security or cleaning. Kristine Ursin will reach out to parking lot owner about cameras. Board will consider lighting at a later date.
- **Collections:** Board presented with decision to begin foreclosure on unit in arrears. There is a \$250 fee required to begin. Kristine Ursin motioned to proceed with foreclosure and pay the \$250 fee. James Center seconded the motion. Motion carried unanimously.

**Open forum: 6:32**

**Adjournment:** A motion was made by Kristine Ursin and seconded by Brad Goodenough to adjourn the meeting at 6:38 pm. Motion carried unanimously.