

Royal Arms Condominiums
Board of Director Meeting Minutes
July 8, 2021

Call to Order: The meeting was called to order at 5:34 p.m. by Kristina Ursin, Board President, seconded by James Center.

Present: Kristina Ursin, President; James Center, Secretary; and Quantae Cole, CA Partners, Kate Chamberlin; Ed Trompke, Director

Absent: Treasurer Brad Goodenough

Minutes: Motion was made by Kristina Ursin and seconded by Kate to approve the May 26, 2021 minutes as presented. Motion carried unanimously.

Financial Report: N/A

House committee report: Kate Chamberlin

- Recently planted plants died
- Existing gardener not adequate
- Asked for help with this issue from CAP
- Asked for resident volunteers
- Address garbage room issues
- Request to switch out trash cans because of odor
- Carpets need shampooed regularly
- Other regular maintenance discussed for Bob and Janice

Unfinished Business:

- **Plumbing Project Update:** Project proceeding as planned. Rayborn plumbing third walk through completed. 1 unit remaining. Planned for July 9.
- **Security:**
 - CAP did walk-thru for camera placement, etc.
 - Bid received from Quadrant systems for cameras.
 - Wifi required for storage to cloud.
 - Decision at later date.
 - Determine capabilities of Quadrant?
 - Alarm south doors?
 - Potential mailbox replacement.
 - Mailboxes.com quote for box replacement. Quote does not cover installation.
 - Action: Quante to check with Bob about installation.
 - Amazon locker discussed.
 - More discussion required.

- **Cable/Internet:**
 - Use Jet for Cloud?
 - Century Link may provide gratis service for cloud.
 - Action: Quante will check with Century Link, Comcast, etc.
 - Owners and Residents notified discontinuing Jet service.
 - Resident access to communication closets discussed.
 - Kate proposes using lock box for key to closets.
 - Kate proposes full building internet.
 - Multiple providers discussed.
 - Action: Invite providers in to survey connection issues.

- **Balcony repair:**
 - Waiting on plumbing bid
 - Proposed hiring project manager
 - Window maintenance responsibility discussed.
 - Further discussion required for windows.

- **Collections:** no change

- **New resident packet:** Next meeting

- **Project tracking:**
 - Quantae, nothing to discuss on progress.
 - Action: Quantae will investigate options.
 - Action: Quantae will provide template.

New Business:

- **News Letter:** Discuss at later date

Open forum: 6:59

Adjournment: A motion was made by Kristine Ursin and seconded by James Center to adjourn the meeting at 7:00 pm. Motion carried unanimously.