

Royal Arms HOA Meeting - Monday, July 11th, 2016 @ 5:30 in RA Lobby

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

Unit Owners in attendance: 203, 304, 409, 510

CAP Members - Cole Hamilton

*Meeting called to order @ 5:33pm - Quorum (board members)

AGENDA ITEMS:

- Approval of the April 2016 Meeting Minutes - Approved
- Verify Quorum of Board Members - Verified, All Board Present
- Open Forum/Questions from the floor
 - Maddilynn (304) - Inquires about lighting issues in laundry room & on 3rd floor. She requests the HOA to have 1-2 options for window/door options for those looking to replace. She also notes that the screw on her balcony is loose.
 - Kate (510) - Inquires about having someone come and inspect her kitchen window, as she is worried it has dry rot. Cole notes that he will schedule an appointment with someone to come look this issue.
- Approve or Amend the Agenda - Agenda Approved
- Unfinished Business
 - Fire Escape status/update - Cole gives a brief update, and notes that July 21st is the deadline for bids from contractors. The bids we requested are to take down fire escapes, rebuild them, and then put them back up. Once bids come in the engineers, city's office, and fire marshals will look these over, as well as the board. Board will continue to look at all documents so we can continue to make an educated decisions moving forward.
- Budget Committee
 - Brad notes that we are looking good at an operating side.
- House Committee
 - Nancy inquires about sending out blast email with reminders for the building (Examples: bulk trash, balcony etiquette, 30 day minimum rental rule, etc.). We used to do these in the past and it could be beneficial reminders 2-4 times a year for all residents.
 - Nancy also suggests Bob paint the door & check lighting by (parking lot), in addition to looking at the lighting throughout the building.
- Adjourn to Executive Session
 - Move-in/out fees
- Return to Regular Board Meeting
- Adjourn - 6:26pm

- Next Meeting Date(s):

RA HOA/Committee Members Duties:	CAP Duties:
<ul style="list-style-type: none"> <input type="checkbox"/> Continue to check in with Cole regarding fire escape bids and processes. <input type="checkbox"/> House Committee will look at items wanted to include on email blast reminders. <input type="checkbox"/> Set next meeting date. 	<ul style="list-style-type: none"> <input type="checkbox"/> Check in with Bob Regarding: Lighting in laundry room and hallways (many bulbs are different or not working - our goal is to have the same bulbs throughout the building), Painting side door <input type="checkbox"/> Add 1-2 window/door options to website for owners to choose from, but still would need to get approved so we can double check paperwork. Those board members that have already had this done will share their information with Cole if needed. <input type="checkbox"/> Have inspector come out for unit 510. <input type="checkbox"/> Have inspector look at balcony screw for 304. <input type="checkbox"/> Receive fire escape bids and process them as needed. Continue informing the board and parties involved throughout the process.