



BOARD MEETING MINUTES
TRAILS OF ABBEYWOOD CONDO ASSOCIATION.
Thursday, August 20th, 2020 at 07:30 PM
Location – Conference Call

1. Call to Order

Board President Bonnie Chrastka called the meeting to order at 07:33 pm cst.

2. Roll Call

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|-----------------------|------------------------------|---------------|
| • Bonnie Chrastka | (Board President) | In Attendance |
| • Sigita Rutkauskaitė | (Board Vice President) | In Attendance |
| • Ellie Hupac | (Board Vice President) | In Attendance |
| • Donald Cox | (Board Secretary) | In Attendance |
| • Jun Cheng | (Board Treasurer) | In Attendance |
| • Tim McGinnes | (Celtic Property Management) | In Attendance |
| • Dadia | (Owner) 2250 E | In Attendance |

3. Reading of Last Meeting Minutes (or waiver of reading by vote of members):

The Feb 20th, 2020 Regular meeting minutes were reviewed and approved by motion and vote.

4. President's Report – Bonnie Chrastka

- Bonnie reviewed the current status of some of the projects in flight at the condos.
- Noted that we had not had a board meeting since Feb.
- Still need to be careful around break-ins around the area.

5. Treasurer's Report - Jun Cheng

Overall balance of accounts (as of 08/20/2020)

- \$207497.79 in the Chase Checking Account
- \$110764.31 in the US Savings Account
- \$1831.38 in the US Bank Account
- Laddered CDs – Chase does not have a deal at this time. 6 to 8 months 1.75%, 1 year 1.5% Think about it.

6. Management Report – Tim McGinnes (Celtic Property Management) –

- Everything on budget except painting.
- No reserve transfer of dollars yet. Monitor and then decide later if we want to move funds.
- Only 1 person is behind on association dues (2 months behind).
- Nicki is leaving Celtic. Natalie is going to be taking over for Nicki.

7. **Old Business** - *Discussion items:*

Fire Extinguishers Inspections

- Inspections have been completed for 2020

Unauthorized Vehicles Towed

- Vehicles are still being towed. Information is on the Web Site
- The two signs were torn down again and had to be replaced
- Police report has been filed

Update on Common Area Painting

- Painting was completed in May

Installation of new lights

- Hallway lights at \$14 a piece have been installed
- Ceiling fixtures have been installed. Hallways are much brighter.

New outlet covers in common area halls

- Have been installed

8. **New Business** - *Discussion items*

Rules and Regulations

- Need to be revised

List of Capital Improvements to be done in 2020 (Bring your ideas)

- Decks refinishing
- Carpeting is on the radar
- Drainage is on the radar
- Parking Lot lights are on the radar
- Repairing and replacing dumpsters
- Develop a plan for the rest of the future

Cameras approved for the dumpsters at the last meeting.

- FLOCK was contacted and can provide cameras
- Need to work out the details (\$2000 a camera – need 2 to 4 of them)
- Might combine this with parking light replacement

Laminate Floor and Carpeting (common area replacement)

- Need to do this after painting is done
- Laminate floor on the first floor
- Carpeting on all subsequent floors

9. **Adjournment**

- The meeting was adjourned around 8:36 pm cst

Next Board Meeting Sept 2020