



BOARD MEETING MINUTES
TRAILS OF ABBEYWOOD CONDO ASSOCIATION.
Thursday, October 29th, 2020 at 07:30 PM
Location – Conference Call

1. Call to Order

Board President Bonnie Chrastka called the meeting to order at 07:30 pm cst.

2. Roll Call

• Bonnie Chrastka	(Board President)	In Attendance
• Sigita Rutkauskaite	(Board Vice President)	Not In Attendance
• Ellie Hupac	(Board Vice President)	In Attendance
• Donald Cox	(Board Secretary)	In Attendance
• Jun Cheng	(Board Treasurer)	Not In Attendance
• Tim McGinnes	(Celtic Property Management)	Not In Attendance
• Natalie Betancourt	(Celtic Property Management)	In Attendance

3. Reading of Last Meeting Minutes (or waiver of reading by vote of members):
 Delayed until next meeting for approval

4. President's Report – Bonnie Chrastka

- Welcome All Members

5. Treasurer's Report - Jun Cheng

Overall balance of accounts (as of 10/28/2020)

- \$169,319.26 in the Chase Checking Account
- \$8994.10 in the Alliance Bank Account
- \$ 3037.53 in the CIT (Mutual of Omaha)
- \$110766.14 in the US Savings Account
- \$1931.38 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) –

- Natalie was representing Celtic – No new items to report.

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

- Mr. Steve Rutledge (maintenance guy) has moved and left property as of 9/4/2020
- Parking lot lights have been replaced with LEDs when outages occur.
- Census information needs to be updated with Celtic, Leases, Who is on property, Insurance information, Dryer vent cleaning etc...
- All vehicles need parking tags to have parking tags to park on property. Displayed etc...See Parking Policies on Website
- Garbage Corrals need to stay clean and free of debris. No dumping of Furniture. Place garbage inside dumpster, Do Not Throw or Leave it on the Ground". No warnings are going out, just fines.

8. **New Business** - Discussion items

- Carpets/Flooring replacement will be starting, checking bids Natlie to chase this one.
- Intercoms – Don to work on these
- Gutters – out to clean them in November
- Dryer vents covers (in the back) are the Association's responsibility.
- Winterizing your units and property, will work in filling and bringing out Salt Buckets (3rd week of Nov).
- Snow plowing contract has been signed, staying with Acres Group (Amanda Fischer), same last 2 years.
- Fire alarms have been going off often. The utility door in the units needs to be vented, air circulated. Going to call Total and get additional information
- AMC is the new management company for the Green Trails subdivision.
- Remaining on the Board for 2021? – All are remaining for 2021.

9. **Adjournment**

- The meeting was adjourned around 8:00 pm cst

Next Board Meeting

- Dec 29th 2020 at 7:00 pm Call In Number: 951-799-9798