



BOARD MEETING MINUTES TRAILS OF ABBEYWOOD CONDO ASSOCIATION.

Thursday, December 28th, 2020 at 07:00 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)	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)	In Attendance
• Natalie Betancourt	(Celtic Property Management)	Not In Attendance
• Robert 2238 B	(Abbeywood Owner)	In Attendance
• 2268 B	(Abbeywood Owner)	In Attendance

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

- Approval of August and October Minutes
- Both meeting minutes were approved.

4. **President's Report – Bonnie Chrastka**

- Call to order at 7:06
- Welcome All Members

5. **Treasurer's Report - Jun Cheng**

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

- \$169,087.20 in the Chase Checking Account
- \$8994.10 in the Alliance Bank Account
- \$3037.53 in the CIT (Mutual of Omaha)
- \$110767.97 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)**

- Total expense budget was \$337839 for this year. Actuals were \$317705 Leaves 15206 of income. Did not contribute the \$40K into savings (maybe \$20K) that we had planned to.
- We did pay for the painting of the common areas, which was not in this year's budget.

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

- Gutters project finished
- Two more light poles have been replaced with LED's #4-5.
- Census information needs to be updated with Celtic, Leases, Who is on property, Insurance information,
- Dryer vent cleaning etc. Letters were sent out and fines are being applied to unit owners. \$25 dollars the first month, \$50 second month (Feb 1st) and \$75 third month (Mar 1st) and \$25 increase each month after that until it is paid.
- 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.
- Please!!! Help keep common areas picked up. Mail ,trash, papers, flyer., cups etc...from property.
- Pick up after your dogs, animals. be a responsible pet owner, Could lose having this privilege.
- AMC new management company for Green Trails assessments are due January 1st 2021
- No Snow, Acres have done some light salting.
- Severe water damage...repairs are being worked on. Insurance company has been consulted.
- REMINDER-Vents in the utility room, helps avoid false alarm
- New board members – no one new was interested in joining. All existing board members agreed to remain for 2021.

8. **New Business - Discussion items**

- Carpets/Flooring replacement will be starting, checking bids Natalie to chase this one. Don will send Bonnie a contact number for a carpet. Also need to check sub-floor for any issues.
- Intercoms – Don to work on these
- Gutters – out to clean them in November
- Please Have all Christmas decorations, Lights etc. removed by January 31, 2021 see Rules & Regulations. Declaration, by-Laws, Nothing on deck banisters.
- Having cameras on property. No cameras facing into windows or patio doors
- Discussion on limiting temporary visitors tags - tabled
- The Maintenance costs are rising.
- Motion to raise the in and out fees-Motion to make the in and out fee non refundable- Celtic to put a draft process together
- AMC is the new management company for the Green Trails subdivision.
- Remaining on the Board for 2021? – All are remaining for 2021.
- Cheanges have been made to the Celtic property web site to allow for more than 1 account being accessed from each log in.
- Member requesting a hearing for some issues he has concerns about. Hearing will be on the Jan 28th.

9. **Adjournment**

- The meeting was adjourned around 8:00 pm cst

Next Board Meeting

- Next Board Meeting January Thursday the 28th at 7:00 pm... will inform you at a later date – Moved to Feb 11th