



BOARD MEETING MINUTES TRAILS OF ABBEYWOOD CONDO ASSOCIATION.

Thursday, June 22nd, 2021 at 07:00 PM

Location – Conference Call

1. Call to Order

Board President Bonnie Chrastka called the meeting to order at 07:00 pm cst.

2. Roll Call

- Board - Bonnie Chrastka (Board President) In Attendance
- Board - Sigita Rutkauskaite (Board Vice President) In Attendance
- Board - Ellie Hupac (Board Vice President) In Attendance
- Board - Donald Cox (Board Secretary) In Attendance
- Board - Jun Cheng (Board Treasurer) In Attendance
- Management - Tim McGinnes (Celtic Property Management) Not In Attendance
- Management - Natalie Betancourt (Celtic Property Management) Not In Attendance
- Management - Niki Barajas (Celtic Property Management) In Attendance
- Owner - Mary Gee 2220 D
- Owner - Dan Demale 2268 C
- Owner - Yen Ding Owner 2256 F
- Owner - Ram Gampa Owner 2234 C

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

- The April 15th Meeting Minutes were reviewed and approved.
- The May 27th Meeting Minutes were reviewed and approved.

4. President's Report – Bonnie Chrastka

- Welcome All Members
- Review of the agenda
- Updates on specific initiatives (see below for details)

5. Treasurer's Report - Jun Cheng

Overall balance of accounts (as of 06/22/2021)

- \$145,907.13 in the Chase Checking Account
- \$20,321.97 in the Alliance Bank Account
- \$20,839.71 in the CIT (Mutual of Omaha)
- \$110,774.38 in the US Savings Account
- \$2576.38 in the US Bank Account

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

- Email blast to go out for the parking space lottery.
- See other details of activities below.

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

- Need update census for all the new tenants and owners.
- Fire inspections were completed
- Steve the flooring guy – colors (grayish brown with streaks of yellow, carpet a darker gray) have been picked. Celtic working to sign contract (52K) and move forward for the foyers (Vinyl) and stairs (Carpeted). Probably in about a month after ordering.
- Tomorrow (Friday 07/23/2021) Celtic will be sending out an e-blast for the three parking spaces that will be available. Priority to people who only have one first. Owners to write in to Management Company to get name in hat for picking.
- Vents in the attics (2256 & 2254) are getting condensation built up and causing leakage in the ceiling of the units.
- Emergency and exit lights bulbs and batteries replacements are going on.
- Garbage needs to be in the dumpsters. The board is not looking to hire someone to clean these areas. The Jan-pro people have been put on notice that the areas (both inside the build;ings and by the dumpsters) are not being cleaned to our expectations.
- “SLOW” Signage for driveway is being ordered.
- All vehicles need parking tags to have parking tags to park on property. Displayed etc...See Parking Policies on Website. Owner requesting a visitor parking space longer term for someone coming in for a period of time. Going to do a lottery for the couple of spots controlled by the board to rent them to lucky units. You have to be current in your association dues in order to keep one of these parking spaces.

8. **New Business** - Discussion items

- Amazon Delivery: Amazon (Kelly) is requesting a key to facilitate the delivery of packages to the units. Need to understand how this would work before any decision can be made. Bonnie to look into it.
- Water Pipe Breakage: 2260 building, main water pipe broke and leaked, caused a bunch of damage (\$6,900). Insurance have been called. Deductable is \$5,000. Association is responsible for the \$6,900. Recommendation was to pay it out without filing a claim. Board decided to pay it out of pocket.
- Dumpster Damage: Repair to the dumpster (that was hit by a car). The event was witnessed by multiple people. The cost will be between \$800 to \$900 plus materials.
- Parking Lot Lights: New parking lot lights will be going in for poles number 6 and 7.
- Entry Door Locks: Fixing the lock on the back of 2260.
- Entry Doors: Door on the front of 2252 is not closing and locking properly. Bonnie will have it looked at.
- Fire Department Audit: We did not pass the Fire Department audit. Bad fire extinguisher was discharged and off the wall. Security doors are being left open (they are fire protection doors as well as security). They must be kept closed and we will check the latching. Exit lights were burned out. Things were in the common area and it must be kept clean and clear of items. Things left in the common area will be removed and gotten rid. Bonnie is looking to mitigate the infractions identified.
- Bike Racks: Need to look into what to do with about bike racks. There are some that maybe available. Celtic will send a picture of them for review.
- Landscaping Trees: Timber Hawk has been contacted to trim and remove some of the trees that are causing issues on the property. Bunch of bushes and general stuff.
- Need to have Nicor come out and check all the meters to make sure there are not any leaks
- Intercoms – Don to work on these
- Discussion on limiting temporary visitors tags – need to clearly document the rules. Bonnie and Don to work on a draft
- 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. Tim sent an example draft of one of these. Don to work the draft. Use Tim's as a starting point. Going to consult Bob (Lawyer) about the best way to do this.
- We need to work on a plan to improve the landscaping around the building while addressing the erosion and drainage issue we have. – Don volunteers to lead this effort. “Acres Company” for lawn mowing.

- Owner 2234 D brought up an issue – bought their unit last December as an investment. They have a tenant already. Had a car towed because there was no tag on his daughter's car (she was visiting). Requesting an additional notice board be placed in one of the parking lot. Requesting a refund of the towing fee. Parking policies are on the web site.

9. ***Adjournment***

- The meeting was adjourned around 08:20 pm cst

Next Board Meeting

- Next Board Meeting, tentatively planned for Aug 31st, 2021