



**BOARD MEETING MINUTES
TRAILS OF ABBEYWOOD CONDO ASSOCIATION.**

**Thursday, Feb 24th, 2022 at 07:00 PM
Location – Conference Call (951-799-9798)**

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) In Attendance
- Management - Natalie Betancourt (Celtic Property Management) Not In Attendance
- Management - Niki Barajas (Celtic Property Management) Not In Attendance
- Lawyer – Bob Prince (Lawyer) In Attendance

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

- The Meeting Minutes review was postponed

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 02/24/2022)

- \$61,031.93 in the Chase Checking Account
- \$110,780.90 in the US Savings Account
- \$2873.98 in the US Bank Account

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

- See other details of activities below.

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

- Looking at multiple cleaning companies to find the best service for the costs
- Snow removal is going to provide feedback about issues Owners are having.
- Emergency and exit lights bulbs and batteries replacements are complete.
- Assessments for 2022 were raised 7.5% to 8%.
- Dumpster Damage: Repair to the dumpster (that was hit by a car). The event was witnessed by multiple people. Repairs have been completed.
- 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 has most of the items corrected at this point.
- All vehicles need parking tags to have parking tags to park on property. Displayed etc...See Parking Policies on Website. Lottery for additional spaces was completed and winning Owners notified. You have to be current in your association dues in order to keep one of these parking spaces.

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

- The Board reviewed the latest offer from the potential buyer
 - Summary of the counter offer below:
 - Purchase price per unit breakdown:
 - 1-Bedroom Units - \$132,000
 - 2-Bedroom, 1-Bath Units - \$160,000
 - 2-Bedroom, 2-Bath Units - \$169,000
 - No seller paid broker fees
 - Association keeps their reserves
 - The board decided to send a counter offer (additional 10%) to the "Buyers" before they would consider sending the offer on to the current Abbeywood Ownership.

9. **Adjournment**

- The meeting was adjourned around 07:50 pm cst

Next Board Meeting

- Next Board Meeting, Open Date