



BOARD MEETING MINUTES TRAILS OF ABBEYWOOD CONDO ASSOCIATION.

Tuesday, Feb 28th, 2022 at 07:30 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
- Robert Pomes - Unit Owner 2238-B
- Michael Brode - Unit Owner 2258-D

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)

- \$80,037.28 in the Chase Checking Account
- \$110,791.96 in the US Savings Account
- \$2794.97 in the US Bank Account
- Tim is looking into investing some funds to provide additional income. He is looking at "laddering" certificates of deposit to achieve this. 50K into 13 month CD, 50K into a 23 month CD, Possible 3.75% rate of return from Alliance Association Bank. There was a motion made and seconded to approve these actions. Signita made the motion, Jun seconded it. A vote was taken and the motion passed unopposed.

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

- See other details of activities below.

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

- Some lights are finished, some to go. List to Celtic to replace some of the outside lights exit lights as well
- Fire alarms are going off, check hot water tanks, toilets, tubs, bathroom sinks, washers, kitchen sinks, dishwashers. Since Jan, five alarms have gone off due to various issues: water drainage is in the hole, pan underneath, toilets leaking and running. Washers overflowing and going into the unit below tripping the alarms. Two units are having their fire alarm equipment replaced in the next week or so.
- Air BnB, Vibro, short term leases? There have been some short term rentals executed by a few owners recently. The board is looking at developing and adopting a resolution to eliminate these types of short term rentals.
- Fire extinguishers are updated.
- Report minor repairs to common areas at Gmail. Trailsofabbeywood@gmail.com
- All vehicles need parking tags to park on property. Displayed etc...See Parking Policies on Website.

8. **New Business** - Discussion items

- Patios and decks are looking messy. Trash and debris are on the decks. Grills are not allowed on decks.
- Bids for dryer vents. two bids so far: one on gmail and not sure on the other. Replacing some of the back vents is also being bid.
- Bids for Parking lots and driveways (crack sealer, black top, parking lines and numbers) There is a bid for this online at the gmail account - a couple more are coming.
- All lights off the decks, patios, read declaration, by-laws and rules and regulations. Christmas lights have to be down. All other lights need to be off the deck.
- In the last month people have been speeding thru the parking lot. Board members to keep watch for this issue.
- Approval of budget for 2023. association fee 5% increases No late fees for the new amount in the first month as long as old amount is paid. Motion made by Jun - second by Sagita Motion passed - budget accepted.
- Call for Director - Robert is joining the board. Michael is joining the board as well.
- Celtic hired - John full time inspector Rich fulltime inspector
- Positions for the Board will be addressed in the future when needed.
- Proposed dates for 2023 board meetings - Don to send out options that will be ratified at the next board meeting.
- Parking lot project would be done after spring early summer.
- Take Don to lead -
- Don will send out a couple of proposed dates for the spring walk around the development.

9. **Adjournment**

- The meeting was adjourned around 08:20 pm cst

Next Board Meeting

- Next Board Meeting, Open Date