



BOARD MEETING MINUTES TRAILS OF ABBEYWOOD CONDO ASSOCIATION.

Thursday, May 18th, 2023 at 07:30 PM
Location – Conference Call (951-799-9798)

1. Call to Order

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

2. Roll Call

- Board - Bonnie Chrastka (Board President) In Attendance
- Board - Sigita Rutkauskaite (Board Vice President) In Attendance
- Board - Donald Cox (Board Secretary) In Attendance
- Board - Jun Cheng (Board Treasurer) In Attendance
- Board - Robert Pomes (Board Member At Large) - In Attendance
- Management - Tim McGinnes (Celtic Property Management) In Attendance
- Owner - Victor Oseabiv (2220) In Attendance
- Owner - Mary Zheng (2260 E) In Attendance

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

- The Feb 2023 Meeting Minutes were approved
- The Oct 2022 Meeting Minutes were approved
- The Apr 2022 Meeting Minutes were approved

4. President's Report – Bonnie Chrastka

- Welcome All Members
- Review of the agenda
- Updates on specific initiatives (see below for details)
- Positions on the board.- People stay where they are at

5. Treasurer's Report - Jun Cheng

Overall balance of accounts (as of 05/18/2022)

- Chase Checking Account: \$73,661.45 balance
- US Bank Checking Account: \$2,619.97 balance
- US Bank Savings Account: \$110,839.09 balance
- Alliance Operating Account: \$37,426.86 balance
- Alliance Reserve Account: \$6,505.49 balance with \$50,000 in a 23 month CD earning 4.35% annually.

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

- See other details of activities below.
- Tim sent out the financials
- Everything else is good.
- \$25000 to be invested in a 13 month CD

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

- 2023 Budget approved
- No playing in driveways/parking lots, play in the park across the street. Post info about Green Trails amenities.
- Air BnB, Vbro, etc.. Short term leases? - Condo docs specify leases cannot be less than 30 days. Attorney to put together a notice about this and distribute to unit owners.
- Keep common areas clean and clear NO items under stairs. The area under the stairs is NOT a Storage area!
- Still working on getting Christmas and visible lights on the buildings removed.
- No charcoal BBQ on deck or patios, fines will be applied.
- Unit decks need to be clear of clutter.

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

- Bike Rack, where? suggestions?
- Robert will update the website, and have questions to the board. Money approved On web site, last initial only for board members last names.
- People are disturbing owners while playing in the parking lots and driveways. Broken windows. No playing in driveways/parking lots, play in the park across the street. Post info about Green Trails amenities.
- Bids crack sealer, black top, restriping with numbers etc. Need to sign a contract in the next couple of weeks. Decided on Mau services. Motion, second and approved.
- Bids dryer vent. - liked what we heard from All-Pro cleaners. Will do vents on the back as well. Also roof ductwork replaced with galvanized ducts.

9. **Open Forum Q&A**

Mary - noise issue in unit from unit above - consulted with attorney - nothing the board association can do.
Brian – Don to meet with him about a plan for the trees, etc.

10. **Adjournment**

- The meeting was adjourned around 09:00 pm cst

Next Board Meeting

11. Next Board Meeting, August 31st, 2023 @ 7:30pm