



BOARD MEETING MINUTES TRAILS OF ABBEYWOOD CONDO ASSOCIATION.

Thursday, August 31st, 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) Absent
- Management – Nicki (Celtic Property Management) In Attendance
- Management – Katie (Celtic Property Management) In Attendance
- Owner – Victor Vitalii (2220C & 2254) In Attendance

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

- Approval of May 18th, 2023 minutes - Approved

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

- Welcome all members
- Review of the agenda
- We will be needing a new treasurer.

5. **Treasurer's Report** - {Overall balance of accounts (as of 08/31/2023)}

- Chase Checking Account: \$43,813.96 [05/18/2023 - \$73,661.45]
- US Bank Checking Account: \$2,719.97 [05/18/2023 - \$2,619.97]
- US Bank Savings Account: \$110,908.94 [05/18/2023 - \$110,839.09]
- Alliance Operating Account: \$15,030.29 [05/18/2023 - \$37,426.86]
- Alliance Reserve Account:
 - \$6,507.95 balance [05/18/2023 - \$6,505.49]
 - \$50,540 balance (CD #1 - 4.35% 23M) [05/18/2023 - \$50,000.00]
 - \$50,000 balance {CD #2 - 4.35% 23M} [05/18/2023 – NA]

6. **Management Report** – Tim McGinnes (Celtic Property Management)
 - Tim sent out the financials.
 - See other details of activities below.
7. **Old Business** - Discussion items:
 - Bike rack, **Bonnie to talk to Rich from Celtic to get one installed.**
 - Parking lot and driveways sealcoating done, **Lines and numbers are done.**
 - Common areas stay clean and clear, Dumpsters areas???
 - No playing driveways/parking lots, play in park across the street. **Post info about GreenTrails amenities.**
 - No charcoal BBQs. Lights or clutter on decks or patios. **Celtic to send a notice.** Fines will be applied.
 - 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.
8. **New Business** - Discussion items
 - New website – **Bob is working on this.**
 - Bars for lockboxes – **Don and Bonnie to discuss.**
 - Landscaping – Trees Approved not to exceed \$10,000
 - Smell in the back hallway of 2238 – **Celtic will follow up with this**
 - Garbage company change? Cameras will be in the dumpster areas? **Approved not to exceed \$1000 – Stay with same company for now.**
 - Census forms need to be filled out with every new tenant and a new lease provided to Celtic).
 - Satellite dishes on deck and patios, working? or removed? **Don & Bonnie to work this issue.**
 - Keys and change of password on gmail. **Approved to change these in the next month or so**
 - Property repairs – **a lot of the doors are in bad shape.**
 - Dryer vents project will start. – **Bonnie will coordinate this effort**
 - Annual alarm testing – Bonnie will work this issue.
9. **Open Forum Q&A**
 - Owner 2220 C requested we move forward on the bike rack to facilitate the storage of his bike.
10. **Adjournment**
 - Motion to Adjourn made at 8:33 pm and approved
11. **Next Board Meeting**
 - November 9th, 2023 @7:30PM
 - December 7th, 2023 @7:30PM