

Board Meeting Minutes
March 23, 2023
Meeting started at 6:39pm
Meeting ended at 8:00pm

Attending: Bea Motta, Grace O'Connell, Josh Lichtman, Lewis Ames, Sarah Reynolds
Not in Attendance: Ben Tucker, Eric Gillet

1. Budget

- a. There is a 24k increase in budget for general fund; B9 is flat.
- b. There is a risk in the B9 budget because it assumes a savings of 2k from new boiler, but we don't know yet if the new boiler is providing a savings
- c. It is expected that the three units with water intrusion will cost the HOA and not be covered by the HOA Insurance.
- d. Proposed priorities for 2023-2024: roof and deck inspection; improve landscaping/irrigation
 - i. There is discussion about educating people next year about insurance, but there is concern about the board taking on too much responsibility.

Vote "all in favor to not support budget for green team" The vote passed by 3-2 (to not fund the green team proposal).

Vote to approve budget: all voted to approve.

2. Reserve study

- a. Next year will be a full reserve study review with a new vendor that is more attentive to their work.
- b. **Vote to approve reserve study: all voted to approve.**

3. Balcony Work

- a. Reviewed three bids from AC Enterprises, BTC, and Job Masters
- b. **Vote to approve BTC to complete the work: all voted to approve.**

4. Water Intrusion

- a. 2137 California – interior leak. Plan to get three bids and plan to fix by May 2023.
- b. 1606 Addison – The leak is coming from the doors (cost ~\$2900). This is expected to be a homeowner's expense because the HOA doesn't cover doors. Mary/lawyers are checking. Communication should be sent to the homeowner about responsibility to move forward.
Vote to instruct Mary to inform the homeowner that the doors are homeowners' responsibility (decision based on Sections 5.1 & 3.1.c). All voted to approve.
- c. 2104 Jefferson – leak from roof, which has been fixed. Will fix interior after the rains stop (planned for May 2023).
- d. 2147 California – HOA approved \$7900 repair.
- e. Two homeowners that needed an insurance claim opened were opened. We need to ask the lawyer about requesting a non-redacted FEMA report.

Vote to ask a lawyer about getting a non-redacted FEMA report.

- f. John from the university reviewed exteriors and suggested 1) cleaning the drains 2) checking/replacing the membrane for waterproofing, 3) landscaping around drains to remove bushes that cover drains.

Vote to do items 1-3 list above. All voted to approve.

- g. 1612 Addison – there is a single bid for concrete fix by Axis. Need another bid for what it would take to fix the problem identified by Axis.
- h. 1609 Allston – We should have a project management plan/timeline, but it's not clear what is on the board
- i. Overall, there are more than three units with water intrusion, and more show up after each rain. We are not sure what the insurance will cover, if anything. It is expected that the three units with water intrusion will cost the HOA and might not be covered extensively by the HOA insurance.