

MINUTES OF HOA ANNUAL MEETING HELD November 13, 2021 Via Zoom

Present:

Karen Hayes 101

Jim Hayes 101

Julie Rice 102

Michele Mulidor 103

Stephanie Bernstein 204

David Nakabayashi 203

Fletcher Allen 202

Erwin Villaorduna 304

Nader Dajani 304

Jung Yeo unit 303

Steven Soo 303

Robert Cunningham 301

Leigh-Ellen Louis 301

1. Financial statement and budget for next year were presented by David. We are looking at just under 10% increase in our HOA dues to cover the increase in expenses for 2022. If you are doing automatic payments, notify your bank of the change for the January payment. See the attachment at the end of this document for financial statement and budget.

2. Our CCR's have been updated to comply with changes in civil code relating to the rental of units. Our revised CCRs have been approved and are posted at the 1127 Tenth St website:

www.1127tenth.org

Discussion of response to new owner of 104 who rented out her unit before our revised CCR's were filed with the state. We made an inquiry to the Association lawyer regarding what the appropriate response to this situation should be. To be discussed at next Association Board meeting. Owners are welcome to attend the Board meeting and will be notified of the date.

3. Termite Inspection/Treatment

We will schedule a termite inspection of exterior and individual units after the holidays. This will conduct this inspection yearly. Inspection does not include treatments or repairs which will be either the owners or assn. expense depending on the location.

Discussion of tenting the entire building but no agreement on this type of termite treatment.

Termite treatment in unit 301

Board has determined that the Association has responsibility for the termite treatment of wood beams in unit 301. It appears that by physical inspection and reading the plans of the building, the ceiling in 301 and the roof of the building are all one structure. An agreement will be drafted between the Association and Leigh-Ellen Louis/Rob Cunningham (that will be binding on future owners) outlining that 301 ceiling/roof becomes Association responsibility.

4. Front Door Code of Conduct

Front Door Code of Conduct created by Julie Rice was discussed. Julie will work with Karen/Jim to implement the changes. Owners will be notified when new codes will go into effect.

The updated document will be linked on www.1127tenth.org

5. Lobby Upgrade/Ongoing building projects.

Both Julie Rice (102) Jing Yeo (303) have suggested contractors who will be submitting quotes for lobby upgrades. The Board will review these quotes and discuss how to budget for this expense at upcoming Board meeting.

Discussion of keeping a list of other projects that need to be completed in the building. The items on the list to be discussed at the next Board meeting and the Board will address timeline and budgeting.

6. Reserve Study

We will be conducting a Reserve Study for the building. This study answers these questions: What are our major capital assets, what condition are they in, how much will it cost to repair or replace them and when will these expenses likely occur? How much money should be set aside to be prepared for these projects?

Owners will be notified when we receive this report to be discussed at an upcoming Board meeting.

7. Plumbing

We will be scheduling maintenance of main plumbing lines to hopefully prevent major breakdowns. Owners should call Karen when you are experiencing back-ups or other plumbing issues in your unit – problems can affect plumbing in the other units on your line.

8. Balcony inspection

Item for future discussion. A new law requires we have a licensed structural engineer to examine all balconies no later than Jan of 2025.

Submitted by:



Karen Hayes, Secretary
1127 Tenth St Condominium Association

Budget - Comparative

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Properties: 1127 Tenth Street Condominium Association, Inc - 1127 10th Street

Period Range: Jan 2021 to Dec 2021

Comparison Period Range: Jan 2022 to Dec 2022

Account Name	Period Actual	2021	2022	\$ Diff	% Diff
Income					
Maintenance Fees	41,663	50,400	55,200	4,800	10%
Special Assessments	373	-	-	-	0%
Loan Fees	3,324	4,500	4,500	-	0%
Interest Income	175	-	-	-	0%
Late Fee	407	-	-	-	0%
Laundry Income	238	100	200	100	100%
Total Budgeted Operating Income	46,181	55,000	59,900	4,900	9%
Expense					
BUILDING MAINTENANCE					
Administrative	426	1,500	600	(900)	-60%
Elevator Permit	-	250	250	-	0%
Elevator Service	1,145	1,200	1,300	100	8%
Fire Equipment	140	-	-	-	0%
Janitorial Expense	2,860	3,500	3,500	-	0%
Landscaping	1,100	1,400	1,300	(100)	-7%
Tree Trimming	400	-	400	400	100%
Pest Control	465	-	500	500	100%
Total BUILDING MAINTENANCE	6,535	7,850	7,850	-	0%
Fire Test and Inspection	-	150	150	-	0%
INSURANCE					
Fidelity Bond	-	-	200	200	100%
Master Insurance	4,190	5,500	5,000	(500)	-9%
Umbrella Insurance	615	900	900	-	0%
Workers Comp Insurance	369	400	400	-	0%
D & O	1,123	900	950	50	6%
Total INSURANCE	6,297	7,700	7,450	(250)	-3%
LEGAL AND OTHER PROF FEES					
Accounting	450	400	400	-	0%
Legal	832	1,500	1,500	-	0%
Licenses and Permits	138	200	200	-	0%
Total LEGAL & OTHER PROF FEES	1,420	2,100	2,100	-	0%

Account Name	Period				
	Actual	2021	2022	\$ Diff	% Diff
MANAGEMENT FEES					
Management fees	4,000	4,800	5,400	600	13%
Total MANAGEMENT FEES	4,000	4,800	5,400	600	13%
REPAIRS					
Building Repair	3,505	4,500	4,500	-	0%
Building Supplies	31	-	50	50	100%
Gate Repair	412	-	-	-	0%
Plumbing	2,548	3,000	3,000	-	0%
Roof Repair	1,800	800	800	-	0%
Total REPAIRS	8,296	8,300	8,350	50	1%
TAXES					
Fed & State	-	10	-	(10)	-100%
Total TAXES	-	10	-	(10)	-100%
UTILITIES					
Electricity	3,460	4,000	4,700	700	18%
Fire Service	-	200	200	-	0%
Gas	3,074	3,000	3,700	700	23%
Telephone	661	750	800	50	7%
Water & Rubbish	6,098	6,600	7,300	700	11%
Total UTILITIES	13,294	14,550	16,700	2,150	15%
OTHER					
Gutter/Downspouts	-	600	600	-	0%
Holiday Gratuities	150	150	150	-	0%
Termites	2,495	-	1,500	1,500	100%
Loan Expense	746	4,500	4,500	-	0%
Total OTHER	3,391	5,250	6,750	1,500	29%
Total Budgeted Operating Expense	43,232	50,710	54,750	4,040	8%
Total Budgeted Operating Income	46,181	55,000	59,900	4,900	9%
Total Budgeted Operating Expense	43,232	50,710	54,750	4,040	8%
NOI - Net Operating Income	2,949	4,290	5,150	860	20%
Reserve Balance		34,872	39,162	4,290	12%
Reserve Balance at YE		39,162	44,312	5,150	13%

**1127 10th Street
2022 HOA Proposal**

\$ 4,600

% Common Area	Unit	2021 Monthly Actual			2022 Monthly Proposal			HOA Monthly Change
		HOA	SBA	Monthly Total	HOA	SBA	Monthly Total	
8%	101	336.00	33.16	369.16	368.00	33.16	401.16	32.00
6%	102	252.00	24.87	276.87	276.00	24.87	300.87	24.00
9%	103	378.00	37.30	415.30	414.00	37.30	451.30	36.00
10%	104	420.00	-	420.00	460.00	-	460.00	40.00
8%	201	336.00	33.16	369.16	368.00	33.16	401.16	32.00
6%	202	252.00	24.87	276.87	276.00	24.87	300.87	24.00
9%	203	378.00	37.30	415.30	414.00	37.30	451.30	36.00
10%	204	420.00	41.44	461.44	460.00	41.44	501.44	40.00
15%	301	630.00	62.17	692.17	690.00	62.17	752.17	60.00
9%	303	378.00	37.30	415.30	414.00	37.30	451.30	36.00
10%	304	420.00	41.44	461.44	460.00	41.44	501.44	40.00
		<u>4,200.00</u>	<u>373.00</u>	<u>4,573.00</u>	<u>4,600.00</u>	<u>373.00</u>	<u>4,973.00</u>	<u>400.00</u>