

MINUTES OF HOA ANNUAL MEETING HELD December 5, 2020 Via Zoom

Present:

Karen Hayes 101
Jim Hayes 101
Julie Rice 102
Patty Ardavany 103
Michele Mulidor 103
Ashley Nunez 104
Andres Pruna 104
Stephanie Bernstein 204
David Nakabayashi 203
Fletcher Allen 202
Erwin Villaorduna 304
Nader Dajani 304
Jung Yeo unit 303
Robert Cunningham 301
Leigh-Ellen Louis 301

1. Budget for 2021 was distributed by David. The BOD voted to approve the 2021 budget. Each unit will pay approximately the same amount as 2020 but in 12 payments instead of 13 payments. If you are doing automatic payments, notify your bank of the change.
2. Update on conversion of the laundry machines to mobile pay machines. In Sept. of 2020 we signed a contract to lease “Certified” washers and dryers from CSC Serviceworks, Inc. I have not been able to get a date for installation of these machines and will keep owners updated.
3. Termite treatment and ongoing inspection. Karen is working with Coastal Termite Inspections to take care of treatment in 304 and 204 including replacement of the wooden caps on the balconies. The board will also develop a plan for regular termite inspections and get back to the owners
4. 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.
5. Security – we are monitoring the lobby/garage and back gate door with security cameras. We also have secured the front door and back gate doorknob and other doors in the basement. We urge owners to always let Karen know if they see anyone or anything they are concerned about in the building. Also, we do need to keep the front door closed. This is a challenge with so many workers and delivery people

entering the building. If you see the door left open and no workers are in sight, close it. The exception is on Monday morning when Phil cleans the lobby. He leaves the door ajar to let the lobby floor dry.

6. Building upkeep. We discussed condition of the stucco. At this time, we are patching any areas that are cracking – please let Karen know if you have areas that need dealt with.

Also, the BOD will be having ongoing discussions with Leigh-Ellen and Rob regarding the care of the inside ceiling and outside roof of their unit, care of the eaves.

7. Lobby upgrade. Karen and Jim have some ideas for affordable changes - owners who want to get involved in “lobby beautification” – email Karen

8. New items from owners:

We will look into “non-skid” strips for the front stairs to make them safer – requested by Julie.

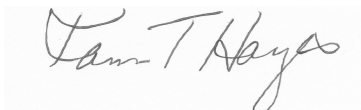
We will look into replacing the countertop in the laundry room - requested by Erwin

Safety of gas fireplaces. Erwin and Nader reported that they contacted the gas company about turning on their unit and will keep Karen updated.

We can now upgrade the back gate to use automatic opener using a clicker. Cost is \$275 plus \$60 for the clickers. (cheaper generic clicker are available but might not work). The BOD will survey members and budget for this expense if majority of owners want to do it. (Owners please email if interested)

Emergency access to owner’s units - not discussed but important. Condo BOD needs access for emergencies – the CCR’s say that “Association shall have the right to enter the unit and effect repairs.” Owners should inform Karen on their plan for entering the unit, eg: flooding It is recommended owners give a key to another owner or the code to a smart lock or security box.

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.



Karen Hayes, Secretary
1127 Tenth St Condominium Association