

The Francesca

Minutes Board of Directors Meeting, April 9, 2019, Building lobby

- I. **Meeting called to order** 6.01 pm, **quorum established:** present: Elissa Buie, Robert Faussner, Adrian Rodriguez, Richard Perrillo, Katrin Ewald
- II. **Minutes approved:** 3/19/19, 1st EB, 2nd RF all in favor
- III. **Treasurer's Report:** Bob reports on current financial status and spending
- IV. **Approval of financial reports and adoption of rule as per Civil Code 5501:**
 - A. Bob motions to adopt option (ii) of Civil Code 5501 to form a subcommittee of the board consisting of the treasurer and Katrin to reviews the documents and statements, 1st RF, 2nd RP all in favor.
 - B. Approval of January and February 2019 financials: 1st RF, 2nd RP all in favor.
- V. **Building Issues / Updates**
 - A. Discussion of transition to Hill & Co.
 - B. Renovations:
 - a. Unit: 500 – 4 weeks for cosmetic upgrades
 - b. Unit 106 – 5 months and 1-week remodel
 - c. Unit 903 – already approved and has startedApproval of all three projects, 1st RP, 2nd RF all in favor
 - C. Internet and intercom security, Robert Gash reports on options
 - ➔ Action item: find out what homeowners need and prefer re: internet and cable services
 - D. Security update discussion
 - E. Fire Inspection: Johnson Control will come on 29th of April for remediation of deficiencies from fire inspection
 - ➔ Action item: verify the issues to be resolved by JC
 - F. Changes to house rules
 - G. Energy rebate program: Katrin reports, Richard and Katrin will make decision to move forward, if quote for VSD from Matt is provided
 - H. Document destruction: allowing up to \$700 for destruction of old documents in board room
 - ➔ Action item: get shredder service
- VI. **Maintenance Updates**
 - A. 902 landing exterior door replacement
 - ➔ Action item: need quote

- B. Mezzanine door damage/repair
 - ➔ Action item: need quote to get a lock for door
- C. Standpipes paint removal and adding of chains
 - ➔ Action item: need quote just to add chains
- D. Lobby radiator painting - tabled

VII. Potential / Upcoming Projects

- A. Financial Calendar: discussed items to add, Elissa will update
- B. Special assessment and improvements:
 - ➔ Discussion of engineering plan, will be uploaded to website
 - ➔ Garage slab report to be uploaded on website
 - ➔ Motion to vote for 2-million-dollar assessment with a range of payment options, 1st RF 2nd RP all in favor
 - ➔ Discussion of special assessment timeline and steps needed
- C. Paint proposal for lobby and visible mezzanine: \$72,000, 1st RP, 2nd AR, EB in favor, RF and KE abstain

VIII. Homeowner forum

IX. Executive session: unit [702]