

Francesca Association

MINUTES

Board of Director's Meeting

October 22, 2018 @ 6:00pm in Lobby, Adrian Rodriguez, Elissa Buie, Richard Perrillo, Katrin Ewald, Robert Faussner

- I. Meeting called to order/quorum established at 6:03pm**
- II. Minutes approved:**
 - A. 07/16/2018
 - B. 09/13/2018
- III. Treasurer's report**
 - The cost of the HOA liability insurance premiums have been reduced.
 - Motion to digitalize (into PDF format) all available building blueprints on building matters, including water/electric stack information for up to \$1,000; 1st EB, 2nd AR all in favor
 - Bob reported on his walk-through with engineers on building maintenance, repair and upgrade issues and on his review of current financials.
 - Discussion of homeowner input into maintenance, repair and upgrade projects TBD.
- IV. Acceptance of 2018 financial reports**
 - A. September 2018 approved, 1st EB, 2nd RP all in favor
- V. Finance/Budget Issues**
 - A. Discussion of the Parking Charges. Resolved, CPM will mail out correct parking cost information.
 - B. Building Maintenance/improvement and assessment.
 - Further discussion of maintenance projects completed.
 - Discussion of current budget limitations and status of reserve fund.
 - Discussion of building needs and determination of importance/hierarchy as well as projected special assessment options.
 - Discussion of need for seismic review of building and requirements for earthquake insurance.
 - Discussion of garage floor updating and repairs, including sewage pipe replacement.
 - Richard to get quote for contractors for garage floor project.
 - Adrian to create proposed definitions to help categorize the importance and severity level of the potential building projects and repairs.

- Approved \$9,840 for Johnson Control for mandatory 5-year fire sprinkler inspection, 1st RF, 2nd AR all in favor
- Approved clean-up of sump pump in alleyway for \$876 per visit, for twice a year, for a total of 1½ years or three visits, 1st EB, 2nd RF all in favor.
- Cleaning of lighting well was tabled.
- Seismic strapping for gas lines tabled, alternatives to be investigated.

VI. Building Issues

- Discussion of the Pet Policy and any need to regulate dog walkers entering building, motion to amend rules to disallow dog walkers to enter building or access floor landings with other (non-resident) dogs, motion by RP, no second, motion failed.
- Discussion of the Rental Policy and need to survey owners as to whether there should be a restriction on the length of rentals and the total number of rentals in the building.
- Discussion of the Roof Inspection Update, overall roof is in good shape, some parapets are missing.
- Discussion of the Lobby Staging and Decorating, no update yet on quotes from designer to assist with the lobby re-do.

VII. Homeowner's forum:

Discussion of the need to clearly identify and outline any needed repairs in building that would require special assessment.

VIII. Adjournment 8.21pm

IX. Executive session: none