

Minutes - Queens Grant Soundside Board Meeting

Dec 20, 2021

- Call to order @ 7:01 pm
- Quorum established
 - Attendees: Sallie, Jeremy, Bill C, Adam. Absent – Andrea. 1 vacancy (recently vacated by Hannah).
- Previous Business –
 - Oct board meeting minutes approval – Motion by Bill C., Second by Sallie - In favor – All.
 - Nov meeting was pushed out and combined with Dec meeting tonight.
 - Stairs/Decks for bldgs 1 & 8 are again at an unsafe condition. Board had a meeting with the MFH owners on 7 Dec. 3 owners joined that meeting. We offered a secondary meeting on the following Tuesday but no other owners took us up on it. Board discussed options to get the owners in agreement to get the vote to pass the special assessment, requires 2/3 vote of all owners to be assessed special.
 - Internal discussion on the methodology to push the repair agenda. Jeremy will call Tune Up vendor to get renewed quote.
 - Sallie, Bill, Jeremy will call the owners that did not attend the adhoc meeting to discuss the current quotes, expectations, and plan to have the special meeting on/about Mid Jan.
 - Vikki will send a meeting notice for the special meeting in the coming days as 10 day advance notice is required. We are shooting for special meeting 15 Jan.
 - Jeremy makes motion to have Deck and Patio Tune Up as primary vendor for this project. In favor – All.
 - Incredible Lawns update –
 - Beautification Project being done this coming week for this year. Fall cleanup is starting this week.
 - Contractor list update status is still pending. Bill C requested info from Zach on flood insurance contacts to finalize the list Sallie requested.
 - Financials – Bill C gave update, 4 units are over 30 days past due.
 - Vikki will engage those past dues to try and collect.
 - Highland Roofing completed work on bldgs 1 & 8 roofing (repairs and chimney caps).
 - Resort Fee – Charles was asked but has not given a clear read on how to get the fee established. Sallie asked the Board when, how we want to present to the owners. We clarified that creating a different class, setup different account, and how to collect this from various sources. Purpose is to grow reserve so it must be a “resort fee” to cover capital improvements or lower overall dues (if possible) on the SS later.
 - Power washing was accomplished end of Oct thru Nov 4th around Tower Ct.
 - Meredith’s unit interior work was accomplished.
- New Business –

- Discuss Bill McLean's email about his suggestions, questions – Bill C posed that the Rec Board may be picking up steam to enact the resort fee within their
- Insurance update – Sallie discussed her opinion on if the possibility of splitting up the MFH into each building, and 1 for duplexes... If we can ensure wind driven rain can remain. This may benefit us if the deductibles can be lowered to cover smaller claims.
- Ant Problem – I will email Abraham about conducting this treatment in the spring and fall to abate ants on SS. This is not on the contract and will be billed as separate line items.
- Vent missing on Malechuk's unit – looked at the corporate docs amendment to determine if vents are owner responsibility or HOA. Sallie will email them to let them know they need to fix it.
- Termite bonds – Vikki explained that only about half of the units on Tower Ct are inspected based on an old agreement. Bill C makes motion to terminate termite inspections. HOW is not required to conduct this. Jeremy second motion. Residual funds from this line item will be redistributed (or put in reserve if not used). All in favor. Motion passed.
- Reassignment of Officer roles – Sallie nominates Adam for Secretary, Jeremy to be Treasurer for new position fills for this year. All in favor.
- Adjourn
 - Bill C motion to adjourn, Jeremy second. Sallie closed the meeting @ 8:29 pm.