

Board of Director's Meeting Minutes  
Golden Arrow Condominium Association, Inc.  
May 16, 2023 Via Zoom Meeting

- I. Call to Order -The meeting was called to order at 7:00 pm by James Martin, Community Manager.
- II. Roll Call – The following members of the Board were present including Kevin, Evan, Mary and Javier. Arthur was traveling.
- III. Quorum - Quorum was established.
- IV. Approval of the Minutes  
A motion was made by Evan and seconded by Mary to accept the February 2<sup>nd</sup> meeting minutes as presented. All in favor, the motion passes.
- V. New Business
  - A. Internet /Wifi Service for Security System Accessto upgrade Key Fob System  
A motion was made by Mary and seconded by Evan for James to get company quotes from Comcast and ATT for internet access for both buildings. All in favor. Motion passes.
  - B. Dynamic Accounting Update  
Motion made by Mary and seconded by Kevin for James to take over accounting at same expense to board as Dynamic Accounting. James will provide a proposal to amend his current contract. All in favor. Motion passes.
  - C. Mailbox replacement Upgrade  
Kevin brought several proposals to the board for review. The prices averaged \$10-12,000. He will contact the company to determine more details. Discussion followed as to the using the allocated funds in reserves or using operating funds to complete the project. There was further discussion of prioritizing all repairs as needed.
  - D. Pool Leak/Upgrade  
James will get prices on repair of the leak and new diamond bright surfacing. Expected cost of approximately \$7500.
  - E. Renter/Owner Collection of Rent Policy  
Motion made by Evan and seconded by Mary to add an addendum to leases for owners to make sure they are current on their maintenance. Failure to keep current will result in the assn's ability to have the tenant pay the rent to the assn. directly. All in favor. Motion passes.
  - F. Building Insurance  
James recommended Plastridge Insurance to start on the process immediately since we had a problem last year with our current agent. Discussion followed about how to notify current agent who is an owner at Golden Arrow. Kevin made a motion to accept Plastridge Insurance. Evan seconded the motion. All in favor. Motion passes.
  - G. New Window screens for 1<sup>st</sup> Floor  
James will get prices. The board would like to improve the exterior appearance of the building.

H. Evan Lawrence Reimbursement

Evan asked the board to reimburse him for repairs he made to his unit due to a roof leak. After lengthy discussion, the board agreed to reimburse him for drywall repair only. Mary made a motion and Kevin seconded to give him a credit of \$500. All in favor. Motion passes.

VI. Treasurer's Report

Discussion earlier regarding terminating Dynamic Accounting.

VII. Old Business

A. Hallway Flooring Project

Completed

B. Bank Loan Option

On Hold for future meetings.

C. 298 Screen Door Removal/Numbers and Kickplates

Fernando still in process.

D. Replacement of (6) Pull- Down Stairs to Roof

James and Kevin will review past proposals and present at the next meeting.

E. Direction Signage for Both Buildings

Completed

F. Lobby Furniture and pictures

Completed

VIII. Adjournment – Motion made by Javier and seconded by Mary to adjourn at 8:30pm. All in favor. Motion passes.