

PTCA Board Meeting Minutes

July 18, 2016

The July 18, 2016 PTCA Board Meeting was called to order at 6:00 pm. Board members present were: Ray MacPherson, Kay Lancaster, Ken Wright, Tae Kwon, Jeanette Fournier (Manager CDC), and Jean Kampen.

President's Report – No Report

Secretary's Report – Motion was made, seconded and approved to accept the minutes of the June 20, 2016 regular Board Meeting.

Treasurer's Report – Motion was made, seconded and approved to accept the Treasurer's Report as presented.

Manager's Report – One new pet & one lease outstanding. Environmental Maintenance – we need to look. Has paid the elevator fine & sent the report in but got response report was not complete. Jeanette also mentioned the annual trade/show education and encourages Board members to attend.

Committee Reports

- Rules – Motion, seconded and approved to add Dennis Brekke to the Rules Committee. Notices for input solicitation are out; Corinne has gotten some input from some. Deadline for comments is this Friday, July 22nd.
- Maintenance/Landscape – Arnold doing what he is doing. Need to adjust irrigation system but will find out if Arnold can do it or if we have to find some company. More red rock coming. P2 garage – went through it. The P traps are now insulated and got the right stuff to wrap them. P1 central elevator lobby – there is a big hole in the lobby. Spencer Construction will fix it – it's too big a job for Arnold.
- Interior Design – Summer flowers are out; September will switch to fall.
- Social Committee – Annual BBQ on Sunday, August 7th by P1 rolls-up door. In September we will have a Bunco night; October will be Oktoberfest dinner, and November will have chili cook-off.
- Security – We have had issues of some 'street' people loitering around the building and/or wanting to charge their phones here. There is an outside outlet for people to use with vacuums, but no one seems to know that it's there. Suggestion to put a sign out for no skateboarding, etc. and no trespassing. Don't mess with the homeless if you get encountered – try using a different door – they generally don't follow. Reminder – don't let anyone follow you in. Just call 911.
- Budget & Finance – Not yet but 'soon.' Key is what will happen with the wall; we will then decide
- Update on Moves In/Out – 3 moves and 1 pending.
- Bookclub – The book for August 4th is The Storied Life of A.J. Fikry by Gabrielle Zevin. All residents are invited to attend the book club gatherings.

Old/Unfinished Business –

- Elevator Information – We are still working on getting rid of the current maintenance contractor.
- Parking lot/retaining wall update: Will, Ray & Ken met with the engineer and sorted out what the plan will be. He has a request in with the City; next step is to go to the City to share with them what we need/want to do. Should have an idea in the next week or so. We are in the beginning of the structural design.

New Business

- WiFi – July 4th An illegal download of a TV series occurred. We have since disconnected it; we had it password protected but someone got the password. We don't have a way to control it other than perhaps get some software. But the question is if we need it. Motion, seconded and approved that we will leave the WiFi off for public – for residents and guests and leave it for PTCA board business. It will be taken off the website.
- Lobby Refurbish – Jean has volunteered to head a task force; if anyone is interested in joining this group, please let her know. This is just information gathering.
- Newsletter – Jean will start a newsletter again. A recap of un-approved board meeting minutes will be included. They will go out blast email; for those without email they will get a hard copy delivered to their door.

Announcements

- The north entrance to the building will be closed starting Wednesday, July 20th, for approximately 2 weeks. Subsequently up-dated to begin August 1st.
- HVAC and lighting; met with TPU to see what rebates and incentives might be available. Exit signs are glow-in-the-dark so we may need to find out what we need to do if we get lights turned off. We would get the most savings from the hallways and stair wells.

Open Forum

- Storage issue – rules change is open discussion. The individual owner request will be in Executive Session. The decision of the individual owner could affect the rules.
- Thank you to Jeanette for taking care of the 'ant' problem in the garage.
- Pretty much caught up on past dues; one owner still owes \$15,000 but has not yet been sent to collection. Unit 501(previous owner) is still on the books for \$16,000 – Jeanette will decide how much we can write off. The debt isn't disappearing – we can still collect it.
- Retaining Wall – you can find more info in minutes. Bring questions to the meeting.
- Have a communication link with our City Council representative to aid in our issues. To form a new committee, it requires a charter.
- Why do we protect the 'deadbeats' – those who are delinquent, from public knowledge? This information is not private. That information is in the Board packet – a 10 or 11 page report.
- No cost estimate of fixing the wall. Because the amount of money we 'borrow' from the reserve, we must repay that account. We don't know how this will be paid.
- The wall is not part of the reserve because it is a component that should not deteriorate – it should last a lifetime.
- FHA – Jeanette has suggested that we have someone from a lending agency come and talk with us about what it would mean to be FHA approved. We are not FHA approved here.

Motion, seconded and approved to move into Executive Session at 7:01 pm. Returned from Executive Session at 7:31 pm.

Section 12 Paragraph 3B1 addresses the cabinet – we will ask the unit owner to send the information requested. Then we can rule on that.

Moved to adjourn at 7: 39pm.

Respectfully submitted,

Jean Kampen, Secretary