

PTCA ANNUAL BOARD MEETING

November 21, 2022

The November 21, 2022 PTCA Annual meeting was called to order at 6:02pm by President Gary Brackett. This BOD meeting was held in person and via ZOOM. Board members present: Gary Brackett, Glenda Anderson, Daniel Dressler, David Hamilton and Mike Maring. Michelle Solina present from The Management Trust attended via ZOOM..

Attendance

Attendance was taken by David Hamilton and Michelle Solina, including proxies. There were 26.97% of owners in attendance or proxied.

Budget Overview

Glenda went over corrections to the information memo that went out to all residents.

Insurance - We renew our policy in December.

Plumbing - We have a 43% increase in the 2023 budget for plumbing expenses.

The budget received in the mail is accurate, including monthly assessments by unit (About a 10% increase).

Homeowners Forum

Owner had a question about mitigating future pipe freezes. The board will keep this in mind as budget becomes available to study solutions.

Owner had a concern about how many inaccuracies there were in the memo that came to our unit owners from The Management Trust.

Another owner mentioned that the budget memo had a sentence on one of the last pages that made absolutely zero sense.

Changes to Budget

Due to lack of quorum, the budget cannot be changed in this meeting so it will be adopted as of this meeting.

ANNUAL MEETING

We have a quorum of 26.97%, which is more than the 25% required.

Approval of Previous Minutes—

Handled via ballot

Election of Directors and Voting

Two positions are up for vote - Vice President and Secretary.

Nominations are open for these two positions. Gary nominated Dan Dressler to Vice President and Mike Maring to Secretary. No other nominations were made by those in attendance. Due to no other nominations, no vote is needed and Dan Dressler and Mike Maring are voted into their positions by acclamation/default.

Ratification of 2021 Annual Meeting Minutes

Owner had a question about the last sentence on the first page - the 2022 budget will not be voted on since there are not 51% owners in attendance. Amendment proposed by John and seconded by Glenda to clarify this language. Amendment passed by vote of all present.

Daniel Dressler motioned to approve the meeting minutes, seconded by David Hamilton. All those present voted to approve these minutes.

Unfinished Business

IRS Resolution to put excess funds into next years budget - Gary suggests adopting this so that if we do end up with excess funds this year, they go into next years budget. Motion was made to approve by John and approved by David. Aye votes were given by all present. IRS resolution is passed.

Home Owners Forum

Owner mentioned that the front door has become a problem with people breaking in. They inquired if there was a way to get better doors or better security at front. Board is already working with Davis Door to reinforce our doors and change them to a push bar style, which should prevent additional breakins of the same style. While this happens, pedestrian access will need to come through the doors of the P1 and P2 gates, between Nov 28-30. Owner also suggested adding a break resistance film to the door and Gary will check with Davis Door on this and do a cost/benefit analysis.

Owner had a question about the stones near the entry area, concerned that the stones would be used to break through the glass. Board will evaluate their positioning.

Owner spoke about front door security again and suggested bars as well. Board will consider that along with the film.

Owner asked about allowing usage of unassigned spots for Thanksgiving after 5pm.

Owner brought up the Budget Ratification memo and was unhappy with it and wanted this included in the minutes.

Owner had a concern that we were not following the agenda. Part of the issue is that the mailed and sent via PDF from Management Trust agenda was incorrect.

Owner had a concern about the date that monthly Financials come to the board. This should be given to us by the 15th. They were not received until the 21st, the day of the board meeting. The Board has brought this up to TMT before and will do so again to ensure these come in time.

Owner had additional concerns:

- Why was Window washing contract not scheduled in October as was normally done?
 - The Board of Directors membership disruption with a quick exit of several members for various reasons delayed some of the interactions with vendors and some information was lost. The Board has discussed how we will operate with our management company. All contracts and scheduling will be better documented going forward.
- Storm Drain cleaning should have been done earlier this year and was not scheduled.
 - TMT is looking at our contracts, delayed due to same issues as previous question
- Sewer Drains on P2 ceiling have not been done.
 - Same as above questions
- Asked Mikkie at TMT about information on the DISH contract and when payments will start, etc.
 - Questions like this should come to the Board, not TMT. The Board did respond to the owner about this.
 - DISH has given us their initial contract (\$2500). The rental fees from DISH will start once they begin construction. They are waiting until our roof is fully repaired before they start construction. Roof repair is expected to happen Summer '23.

Owner had a concern about the timing of window washing. They suggest that fall is a poor time for washing since they will get dirty during the window. Better to clean in early Spring.

Owner had a concern about the gutters, asking when they were cleaned. Owner suggested investigating leaf guards vs regular cleaning. Board will consider this. Gutters are currently cleaned every 2 years when building is pressure washed.

Future Meetings

In January, monthly meetings will be the 4th Thursday of each month. In 2023 the Annual Meeting will be the 3rd Thursday of November.