

**HEALEY HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS
February 27, 2017
7:00 p.m.**

MINUTES

CALL TO ORDER:

The Board of Directors, Healey Condominium Association met in regular Board session on Monday, February 27, 2027 at 7:00 p.m.

PRESENT: Bill Balzer, President
Catherine Jordan, Treasurer
Normer Adams, Member-At-Large
Wendy Darling, Secretary
Adam Shumaker, Member-At-Large
Alexandra Coffman, Property Manager and Liaison to the Board

GUESTS: Five residents.

MAIN MINUTES

OLD ON-GOING BUSINESS

- **Call to Order & Quorum:** Call to order at 7:08, calling of quorum. Residents were informed that they could listen to review of ongoing and new business but would be asked to hold questions or concerns until the end, for smooth handling of all issues.
- **Alex:** Quick review finances – operating, cash reserves, etc. HOA is doing well on budget, a little ahead on income (so far so good). Notes that large insurance payment went through in Dec. '16 it is allocated in budget monthly.
- **Emergency Generator:** Signed contract with Dorsey Engineering to handle oversight of installation; in other words, they will be project manager. Capital will do actual installation. Per Bill, they had the most complete bid, also the least expensive too. Motion to approve as capital installer — approved. Contract will be signed. Project timeline will come in. Permitting with City will create long timeline, likely.
- **Common Area Windows** – Bill says nothing has changed and right now plans are stymied by fact the loan did not pass at the meeting in December. One update is that Bill has asked architect to assist him to get package of information with Easements Atlanta Inc & Urban Design Commission approvals so the individual residents applying to update windows need not repeat entire process.
- **Controller Project** – Trane is gathering parts and within a week or two will start working on that project. Will be complete in 3-4 weeks. Are applying for Georgia

Power rebate. With that money, we might be able to pay for next capital project.

- **ERU Controller Project** – Went to Jackson and essentially said “What’s up with all these repairs?” As result they’re just charging us “cost” (not labor) to fix all that. Cost is \$4000 — discounted off original bid. The new pricing is \$1824.92/. This is really because ERUs would not be in this shape if they had been maintained. Trane is willing to do this because they get so much business from the building. Theirs was the cheapest bid by far. They have PM (preventative maintenance) contract on it. Board votes to accept amended bid.
- **Capital Contribution**– A mailer to residents needs to go out on the capital contribution, so we can collect further votes. We can do email first and see how many responses we get. Then snail mail if more responses are needed.
- **Louwer Door Project** – Integrated Fire still working on it. Having a hard time getting mech. engr. companies to get proposals back. Trane, NCS and Paulson – Cheek have been contacted by Integrated Fire and are working on proposals.
- **Refurbishing Common Area Floors** – For now we are tabling this.

NEW BUSINESS

- **Elevator Project** – Board be meeting with project manager, Sat. Mar 4 (8:30, 9:30), Sat. Mar 18 (10:30). (Confirm details for minutes.) 3 vendors.
- **Sale of 8H (Owned by HOA)** - Realtor reviewed the unit as well as comparable sales for H units. Appraised unit for about \$125K. 3H has had a ton of traffic since Nov. but not sold yet — fell through due to financing. Board spent time deciding on sale price. Realtor suggested \$120K. Do we want a quick sale? We are thinking of using money to pay for generator, avoiding using reserve funds. Normer suggests asking \$15K more than suggested so we make more money. But Alex says it needs a lot of work. Adam says he’s eyed H units for years and it never goes for \$140K. Normer says \$130 and says then room to negotiate? Give us time to clean it up, he says. It’s not urgent. Main things: cleaned, painted, floors made to shine. We can contract Blueprint about that. Improvement cost can be written off. Motion by Normer. Passed. We would like the cleaning done in 30 days.
- **Guest Suite** – Current rental rate is \$100 first night, second night \$50. Press for Success washes the sheets etc. and it’s expensive — \$200. Alex tells us we must be mindful that we don’t lose too much money. Note: Update information on web site — new rules, new fines. Discussion of possible deposit fee, because of no-shows. But how to manage the details? Cancellation less than a week before, you’re on the hook for it? Nonrefundable — but what’s refundable? Debate... 7 days? If cancelled with more than 7 days’ notice, they get a refund. Be precise on details. Revision on rule document. Alex will do that.
- **Gym Code and Cameras** – Several reported problems. People sharing code with non-residents friends. Somebody stole video card from TV. We got a replacement. Maybe that’s missing too. People are not re-racking weights. One owner suggested we put cameras in there. Suggestion this would be expensive. What about putting in a fob reader? Not inexpensive either. However, Wendy suggest fob reader is

best, like with the mail room. CMA tasked with getting a quote for cost on the fob reader. Normer suggests getting quote on a security camera.

- **FHA Certification Renewal** – Alex says there's a new hoop to jump through: We must amend the documents to allow for FHA. Bill says that's not so, so they check documents and no they don't have to amend documents. Board discussion moves on to whether we would like to keep FHA certification. Board votes to keep it. Next action is to attorney and check to see what next action is, as there is a deadline for end of March.

HOMEOWNER FORUM

- **Michael Johnston** – Reports feedback from a friend who recently used the guest suite. Friend is an experienced biz traveler. Could we have a coffeemaker? (It's pointed out there's a coffee shop in the building and many in neighborhood.) Suggestion of extra blanket or pillows. Another issue: Wi-Fi is sketchy. Has that been fixed? Also, maybe put Wi-Fi info somewhere obvious, even if it's just the network name. Idea for allowing visitor to leave feedback. Maybe leaving short survey (anonymous) at the front desk? Or drop in a box in the suite? (How to get it to the Board or CMA, however?)
- **Vas** – Says she's just there to listen.
- **Amanda Babcock** — Reports issue with dogs peeing on resident floors, in lobby. Would like see residents reminded that this is not acceptable. Wendy offers to send out friendly reminder email. Alex will send her language.
- **John** — Reports that air is flowing on 9th floor, condensation improved – thank you. Suggestion for possible Lyft/Uber pickup sign on Forsyth St. to avoid confusion. Look at Marriott sign. Will we need to get City permit? Wendy could as Jay Tribby about it.
- **Christos** – Has a lot of questions about AirBnB. How is rule against it enforced? Owners are being eyes and ears, security. Can we prove owners are doing it? Answer is that the guests are open about — you ask, they say they're AirBnB. Homeowners also find listings. Should be reconsider some of these regulations? What if saying no to AirBnB or renting puts offs people buying? Alex explains.

EXECUTIVE SESSION

- *Notes contained in separate document, privy to the Board, kept on file.*

ADJOURNMENT

The HOA Board meeting adjourned at 8:49 pm.

Respectfully submitted,

Bill Balzer, President