

**HEALEY HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Monday April 16th, 2018**

**MINUTES - General SESSION**

**Call to order:**

The Board of Directors, Healey Condominium Association met for a regular board session on Monday, April 16th, 2018 at 7:00 p.m.

**Present:**

Bill Balzer – President  
Cathrine Jordan – Treasurer  
John C. Wilson – Secretary  
Christopher Johnson – Member at large  
Stefany Mendoza, CMA Outgoing Property Manager  
Chinasa Onyebueke, CMA Incoming Property Manager

**Absent:**

Adam Shumaker – Communications/Website

**Ongoing business**

**Financials**

Chinasa answered various monthly budget questions from Cathrine's email sent earlier in the week. The major concern was a \$3000 a month payment to Jackson for HVAC repairs. This is far above our budgeted amount. Chinasa to pull the Jackson contract to determine what it entails along with previous billings to see why the amount is higher than expected.

**Plumbing - Leaking Pipe**

Still waiting on the commercial side for their bid update.

**Neptune Technology Group**

Neptune stated they would install the water evaporation reclamation equipment with funding coming from the city rebate for year one. This would result in no cost to the homeowners. Any rebates from the city after year one would go directly to the HOA.

Chinasa to follow up with references for Neptune from other HOA's and to contact them to find out what happens if the rebate is less than the equipment cost. If there is still no charge to the HOA the board agrees to have the monitoring equipment installed.

## **Storage**

Our current bike storage area is running out of space. New building management has offered their storage areas at a cost to the residents.

Board has decided on an email blast to residents with a procedure to have residents tag their bikes that are currently in the bike storage area. The purpose is to determine how many bikes are abandoned. Will give residents 30 days to claim and tag their bikes. After that we will have a better idea of how many bikes are actually being used in the bike storage area.

## **Electrical**

### **ATS**

Capital city owes us an updated bid showing the results of it's inspection of the automatic transfer switch, it's resolution and updated emergency lighting for all floors. NCS has already sent it's bid in.

### **Emergency Generator Maintenance & Fuel**

Waiting for an updated bid to include a method of replacing fuel for the generator.

### **Lighting**

Lobby light above the security desk can't be repaired. Plan is to move the light currently above the lobby stairwell to the location of the missing one and replace the moved one with as close a replica that can be found. NSC is looking on our behalf for a substitute lamp.

### **Brass Cleaning**

Chinasa to contact the commercial side to see if the cost of a brass cleaning contract would be split.

### **Elevator Loan and Project Update**

The loan has been signed by the board and payments commence in May. Project Manager Tim Murphy is to give an update on the finalized bid package in a few days. The commercial side was sent a letter from the HOA stated their share of the loan and asked for payment by 12/31 at the latest.

### **Knock Box**

No movement

### **Handicap Door**

No movement on restencilling the handicap door to help prevent improper use that causes damage.

### **Sign In/Package Pickup Changes**

No movement.

### **Dropbox.com**

No movement.

## **New Business**

### **Elevator Maintenance Contract**

Our current elevator repair and maintenance contract expires on July 1. Bill to contact Tim Murphy to follow up on possible solutions.

### **Front Desk Printer**

The printer/scanner/fax (yes, fax) machine no longer fully functions. John to follow to determine best replacement options.

## **Resident Discussion**

Residents in attendance:

Adam Hinchliffe

Abena Williams

Adam had a number of inquiries.

Q. Why is there a long delay between board meetings and minutes being posted on the Healey web site.

A. Main reason is the secretary (me) is late to compile them. That will change. Minutes will also be added to the monthly newsletter.

Q. Clarification on why there were different amounts stated on the letter sent to residents regarding the elevator loan.

A. Future commercial cost share payment and different yearly interest percentages result in a varying payment schedule.

Q. Why the left front entrance door is blocked at night.

A. This is due to a cold wind hitting the person sitting at the security desk. During the summer months security does not normally place the pylons at the door. Proposal to look at replacing the security desk door with one that extends to the floor which would eliminate the wind reaching the security personnel.

Abena also had elevator loan questions.

Q. What upgrades are happening to the elevators from the loan and timeline of the project.

A. Details include three new elevators, one that acts as both residential/freight along with all "smarts" and control panels. Once the project commences the planned completion time is approximately 72 weeks.

## **Adjournment**

Adjournment at 8:57 PM