

**HEALEY HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS
November 13, 2017
7:00 p.m.**

**MINUTES
PUBLIC SESSION**

CALL TO ORDER:

The Board of Directors, Healey Condominium Association met in regular Board session on Tuesday, November 13, 2017 at 7:00 p.m. Executive session minutes are contained in a separate document privy to the Board and building management.

PRESENT: Bill Balzer, President
Cathrine Jordan, Treasurer
Wendy Darling, Secretary
Normer Adams, Member-at-Large
Adam Shumaker, Member-at-Large
Stefany Mendoza, Property Manager, CSA
Residents: John, Adam, Cam, 1 more

MAIN MINUTES

RESIDENTS FORUM

- Floor-wide air issues
 - John — bad airflow on 9th floor
 - Stacey (?) — 10D has problem with accumulation of cigarette smoke smell and she doesn't smoke; Adam (10G) says the hallway stinks
 - CMA will call Jackson on this floor 9/10 issue — could be ERU problems

FINANCIALS

- Accounting Review: Bill and Stefany sat with CMA accounting. Cleaned up some items.

- Generator payment sticks out in our current budget — We are still awaiting payment from Select Strategies. They needed paid invoice, and they have had it, since Oct. 18. We should be getting it any day. We need that so we can pay our insurance.
- Legal expenses have been going up because we're seeking collections, we had special requests like sale of unit, filming. But question is, with collections, what is ratio is spending versus return, Cathrine asks.
- Payment for last movie shoot isn't in yet — will issue check once they have replaced letters on the entrance, which they removed. Stefany is holding them on that.
- We have had a lot of costs associated with common areas this year — it's drained our reserve fixing leaks, water damage, etc.
- We are also over budget on utilities — we are getting some back from rebate and another one, however. We need to pad up expense estimate?
- Discussion, led by Cathrine, of various other expenses that are running higher than anticipated and how we might do better estimating that or having that reflected in our HOA fees. Basically: How do we build a reserve if these expenses keep burning through the money?

BUSINESS – NEW AND OLD

- Capital Contributions — No one is getting back to Adam or Stefany. Only 1 more vote — up to 37. Why isn't this working? Bring it up at Annual Meeting again? If not, then it's dead.
- No status update on GA Power rebate check beyond “soon.”
- Update on generator testing — full system test conducted by Integrated Fire and Charlie at Capital City and Dorsey Engineering.
- Christmas Party — Dec. 7. Wendy volunteers to help Stefany.
- HOA Board nominations — Have had some responses. For committee, per HOA docs, lawyer Stephen Winter suggests committee that is one Board member and 2 non-Board, people send their bios to them for review.
- Gigamonster — Consulting with Cathrine about how her outage issues was resolved. Multiple issues with DirectTV or Gigamonster service. Perhaps we should email residents about how to call service. Question: What is difference between building outage and say floor outages?
- Buzzing lights in hall -- All floors have some buzzing in the lights. Electricians says it's old wiring. Not a threat. Rewiring will eventually need rewiring. Some Board members feel uneasy. Have Collins' company come in and have a look?

ADJOURNMENT

The HOA Board (including Executive Session, notes contained in separate document) meeting adjourned at 9:00 pm.

Respectfully submitted,

Bill Balzer, President