

**Betsy Ross Condominium Homeowners Association
2024 Annual Meeting Agenda**

Date: Tuesday January 16, 2024 at 7pm PT via zoom

Craig Schoenberg, President (Unit A)
Jeff Gelting, Member At Large (#303)
Matt Macomber, Treasurer (Unit C)
Sabina Nieto, Vice President (#204)
Savitha Reddy Pathi, Secretary (#102)

AGENDA

1. Roll Call/Sign In

Motion – Matt Macomber
Second to Motion – Richard Stadford
Meeting called to order at 7:04pm
Joshua Barkema / 3 Stripe
A – Craig Schoenberg
B - Katrina Nelson
D - Matt Macomber
#102 - Savitha reddy Pathi
#104 – Caleb Conley
#201 - Gail & John Walker
#202 - Jessica Rieken
#204 – Sabina Nieto
#302 - Richard Stradford
#303 - Jeff Gelting
#304 – Rhys Schmidtke

2. Minutes of the Preceding Meeting

3. Board & Management Reports

- a. 2023 Balance Sheet
- b. 2024 Budget Ratified December 2023 / Understand the FA/FS system upgrade will trigger full code compliance during upgrade, including in-unit sprinklers.

4. Election of Directors

- a. Jeff extending his term through 2024 - thank you!
- b. Craig and Savitha's extended terms have ended
- c. Matt and Sabina's regular terms have ended
- d. Call for project volunteers and board members for 2024 and 2026 Those who have expressed interest - thank you! All confirmed. Josh to send email out (1/17) to confirm board roles.
 - i. Richard in 302
 - ii. Gail in 201

- iii. Tim in 203 – Confirmed board participation via email.
- iv. Caleb in 104

5. 2023 Completed Projects

- a. General boiler room interior repair and to unit D
- b. Replaced failed stacked washer & dryer units. Terminating dryer gas and electrical capacity was explored; however, unsuccessful due to multi-family classification as commercial classification and subcontractors interest. Not \$ feasible per outlet @ \$5K-\$7K and availability of certified installed.
- c. New Fiber/High Speed Internet Installation - the vendor was not able to conduct successful testing of this work - project paused for new Board. Fiber was run across Union, pulled to the building and pulled into the building, but the vendor was not able to get their systems and equipment to operate successfully.
- d. Replaced vendor-terminated janitorial contract. 3Stripe will speak with Status (Flor & Enrique) re: adding and vision light cleaning which has been missed.

6. Unfinished Business

- a. Boiler room door repair – replacement of fire door to secure boiler room. (3) Quotes solicited and due (1/25/24). Deadbolt addressed by 3 Stripe Carpenter. Lock Box #3295#
- b. Ongoing recycling collection issue – reminder that bins must be able to easily be removed from enclosure for regularly scheduled pickup - if recycling is above the enclosure cross bar - bins will not be collected. Please either hold recycling until pick up or - compact to fit in the bins. If missed recycling/compost/waste pickup service is identified, contact 3 Stripe. 2023 Q1: Confirmed city recycling has key. Combo lock for the trash dumpster is an idea to be raised with new board for implementation with City access.
- c. Ongoing access/security awareness: continue to stow packages under the stairs to reduce visibility/opportunity. High holiday impact. Thank you for keeping building safe. Bldg code should not have been shared with delivery. There should be a list of building entry codes and who has access that should be reviewed by the new board.
- d. Dumpster/garage wall stucco chipped paint – Pressure treated timber needs to be fastened on shims and offset from wall to weep. This has prevented most additional paint chipping @ stucco. Nominally small, discrete project to prevent paint chip.
- e. Rain barrel for balcony runoff – this is to resolve some of the standing water issues on the back walkway/slab caused by runoff from balcony downspouts - replacement to former drainage tightline. Barrel on site- needs to be connected to downspout. Nominally small, discrete project to prevent moisture accumulation.

7. New Business

- a. Reserve Study Update by Samdal – Last complementary update in 2024. Last complementary update has not been scheduled. Can be issued in 2024 or 2025. Next reserve survey to follow. New board should review update for any special assessments.

- b. Potential Condo Declaration Changes – Feasibility Study. Need volunteers to work on legal changes, potential impacts and estimated cost to make updates. Pursue costs, timeline, implications from legal counsel. Engage building owners. Equitability and origin of work to be considered in Game Plan w/ 3 Stripe. Volunteers: Rhys, Richard. 2007 handoff condo declaration especially garages which are relatively exclusive spaces vs. limited common spaces. Richard and Rhys to connect in next weeks Contact Josh/3Stripe to follow. Minimum acceptance criteria: 75% or every garage owner has to agree. Benefit: Separately deed or transfer the garage to another person in the building. To be explored in the feasibility study for pros/cons. i.e. Fleurde Lys collectively owns the garages and leases the garages back to owners.
- c. Lumen Fiber Reboot – Lumen has just reached out in January to initiate interest with the new board. New board: To confirm renewed interest with Lumen to reboot fiber effort, despite previous configuration challenges.. Result: Bulk fiber agreement for improved service at lower threshold. HOA dues add \$50/mo for next 10 years. Active options for Tmobile & ATT as alternates to Wave & Century Link.
- d. Emergency shut offs – (see deck) for shared building onus.
- e. See something - do something: Janitorial, Landscaping, and management contracts for the building are limited in scope - we are all responsible for maintaining our shared asset. Building maintenance is not just the responsibility of the board, please help out where you can (change lightbulbs, shovel and de-ice walkways, etc.) Small fix-its (replacing bulbs) is something anyone can do. The more we take care of it, the better value it will have in the long run. Reimbursements are available from 3Stripe, just ask the Board for this form and information.
- f. **Deicing:** Supplies are set out. Please chip in. **Josh:** Get more deicer in the summer.
- g. **Interest in window replacement:** Improve climate, #301 & #302. Craig has added a 2nd layer of glass for the single pane.
- h. **Preferred vendor list.**

CLOSING

Motion – Savitha Reddy Pathi

Second to Motion – Jessica Reiken

Meeting adjourned at 8pm