

Betsy Ross Condominium Homeowners Association
2025 Annual Meeting Minutes

Meeting held on 30 January 2025 via Zoom.

Board of Directors Presiding: a motion made, and second noted; hence the meeting was called to order at 6:02 PM by Board President Getling.

2024-2025 Board: Jeff Getling, President (#303). Caleb Conley, Treasurer (#104). Richard Stradford, Secretary (#302). Gail , Member At Large (#102)

Roll Call/Sign In: The following people joined the Zoom meeting.

#A - Craig Schoenberg
#D - Matt Macombe
#102 - Savannah Pathi

#103 - Roy Howie
#104 - Ryan Conley
#201 - Gail & John Walker

#204 - Sabina Nieto

#302 - Richard Stradford
#303 - Jeff Gelting

Valerie

Tayrn

Joshua Barkema - 3 Stripe Mgt.

Josh announced that he was sharing his computer screen with meeting attendees in order to show the budget documents.

Minutes of 2024 Annual Meeting: No comments received. Getling's motion to accept, and Gail's second - the motion was passed unanimously.

Board & Management Reports

Josh presented the financials for 2024 and the Board-ratified 2025 budget.

Savi asked about comparing expenses between 2023 and 2024. The break-in and the security spikes were unforeseen and not budgeted, thus higher expenditures than 2023.

Josh summarized the 2025 budget, and without any questions or concerns, it was approved unanimously.

Election of Directors

Jeff and Richard will continue through the 2025 term. Caleb and Gail are resigning.

In accordance with By Laws, minimum for a full Board is three. Therefore, we have one vacancy that needs to be refilled. Josh and Jeff will meet offline to explore options.

Valerie queried whether an incentive program is possible to attract volunteers. Josh noted that paying Board members should not be considered by BR HOA. Are there alternatives to compensate volunteers? Discounted HOA dues?

Completed Projects

The undertaking that the Board approved last year was the installation of the security spikes along the back gate.

Unfinished Business

One question was asked about status of Fiber/High Speed Internet Installation: Is it still feasible after getting the results of tech contractor which failed to provide a product to meet BR owners' needs? The search for high speed Internet for whole building has ended.

BR residents still have ongoing commitment to monitor safe access and to continue to secure packages under the stairs to reduce visibility. Apparently, no reported incidents or other security issues for 2024.

New Business

The subject of how does BR HOA deal with requests to install Mini splits/Heat pumps was addressed first by Jeff and later by Josh.

The Board, previous to tonight's meeting, requested a scope of work from professional engineering/architectural consultant ("J2"). The contract would, at an estimated cost \$3-6,000, focus on the installation for Unit #103 owned by Roy Howie. The Board desired to have an independent inspection to identify the optional install methods, which was intended to be completed before Roy finished construction. Unfortunately, the independent inspection will not occur before installation. There were several questions and comments presented: for example, (1) Savi disliked that the HOA would pay for everyone's inspection & when a requested is submitted to the Board, (2) Ryan asked if fines or penalties apply if a owner adds a mini-split without Board approval, and (3) Roy wanted to know whether the Board has held meetings and minutes were kept — affirmative was the answer. Also, Savi expressed that she was confused about the approach taken. That is, why should the HOA pay for this study.

Comments were heard re: the need to have a plan for reviewing future Mini split requests, i.e., a long-term solution recorded in a master plan document. The Board had previously discussed the idea, which included the idea to have the whole BR building inspection done to get a comprehensive view of Mini split installations.

Insurance Renewal: Josh's do-out is to provide additional estimates to the Board and HOA for review.

Financials: There was an informative discussion on the Proposed 2025 budget, lead by Josh, who covered the highlights of line items increased for 2025, over-budget items, and the reasons why, etc. Savi asked for comparison of current budget to those expenses of 2024, and Josh opined that 2025 is better. No comments were received during the meeting, thus the Proposed budget is accepted.

Misc: There is information available for owners that's accessible through the BR Portal, which Savi mentioned has a spreadsheet listing owners and responsibilities of Board members. Josh is familiar with this subject and can be consulted.

Adjournment: Motion by Richard, 2nd by Jeff, meeting adjourned 6:51 PM.