

ARBORS ON THE AVENUE

Meeting Minutes

September 6, 2024 1:00 PM

Arbors Clubhouse

Attendees:

Mark Graham

Catherine Graham

Kirk Mittelman

Cory Blunt

Rich Wells (TPM)

1. Meeting was called to order at 1:02 pm

2. On Friday September 6, we held the Arbors HOA meeting in the clubhouse.

Attendees included board members: Mark Graham, Catherine Graham, Kirk Mittelman and Rich Wells with TPM. For those unable to attend the meeting, the following is a brief summary of our meeting and proposed costs for capital repairs that need to be approved by the board:

CLUBHOUSE IMPROVMENTS

Court Horn, owner of The Arbor Lofts, gave us a breakdown of the improvements proposed to the clubhouse, which includes the new offices that will be built in the large open area on the ground floor. He also proposed new paint throughout, new carpet including installing new carpet in the gym. Additionally, he addressed the roof, which is leaking, and which leaks have damaged the ceiling in multiple places throughout the building. The proposed budget is \$70,000.00. I'm sure there will be a variance between 5% to 10%. Under the easement dated and recorded at the beginning of 2017, Arbors HOA and Horn split this cost 50/50. Keep in mind the grand total is split in half or approximately \$38,000.00 each.

- Roof replacement and repair - \$21,000.00 - *Approved by board on 9/6/24*
- Carpet replacement - \$23,000.00
- Wall / Ceilings repair & Paint & Stucco repairs - \$26,000.00

- Vote for remaining proposed budget yes or no

CAPITAL REPAIRS TO SOUTH BUILDING

The board later met in private to discuss the repairs to the south buildings, soffit, visitor parking concrete replacement, painting spiral stairs, and floor lobbies garage lobby thru the third floor, all of which are currently painted but are peeling due to weather and normal wear and tear.. To pay for the south building repairs, we will need to approve an assessment of \$40,000.00.

The following is the breakdown of the bids received:

- Soffit and re-stucco repairs, paint lobbies and stairs including spiral stairs. Cost - \$15,750.00
- Concrete removal and replacement visitors parking south. Cost - \$24,000.00.
- Total proposed budget: \$39,750.00
- Vote for Assessment of \$40,000.00 for capital repairs to south building. We would like to start repairs no later than Early October and finish by November 30th.

Also, a bid was received to repaint west facing doors and frames, which are sun bleached. The bid came in at \$250 - \$300 per door. The higher amount for double door entries. I believe each owner can elect to have this work done, at the owner's expense.

Note: we repaired the second-floor walkway in October 2023 and held off the rest of the project until we could confirm that the repair to the walkway was successful in preventing water from leaking through and into the soffit damaging electrical fixtures and damaging the ceiling on the 1st floor. We have not noticed any water leaks, excepting on the south end where a floor drain is located. this will be sealed up when the soffit is removed, and the drain line is repaired.

3- Meeting adjourned at 2:47 pm.