

SEXTON PLACE CONDOMINIUM ASSOCIATION BOARD MEETING

May 21, 2018

MINUTES OF THE MEETING

Meeting was called at 6:32 pm to an Executive session by the Vice President Mark Vandervest and reconvened at 7:05 pm.

4 of 5 members were present, with Jeannette Alexander being absent.

Approval Minutes for March 19th, 2018.

Minutes were passed and approved.

Treasurer's Report:

Kimo provided a report of the current standing of the association funds. He reinforced the excellent job AMS is doing with containing our costs and being able to keep any increases to the dues to a minimum. (See enclosed report.)

Homeowner Input

A unit owner complained of a smell on her back deck. She also had questions on making changes to her unit but none require approval as they are all cosmetic.

Management Report:

Financial delinquency report was reviewed and there are no Owners past due 90 days or more.

An ARC request for the installation of a ductless heat pump system has been approved.

There was a missed sign of rot which will be addressed and a walk through to locate any other signs.

There were two calls to AMS after hours. One for a blown fuse and the other due to the owner turning off their water supply and complaining of low water.

The association will be having a garage sale scheduled mid August.

A boat has been parked on Gordonite for several months. The City and Beaverton have been contacted.

Repairs and Maintenance:

Deck coating is on hold as we may need to locate a new vendor.

An inspection of the roofs and the venting was performed. It was found there are missing shingles and the ridge cap is cracked. We will need to consider performing a repair on some of the roofs. We may also need to add more venting.

Review of lighting for the Monument sign. AMS will look into lighting options.

A painting warranty walk will be performed.

It was determined the sandbags will remain due to the potential of future flooding. Landscapers will remove the damaged bags.

There is a potential leak which our landscaper will be sending out leak detection.

Old Business

There are currently 26 approved leases.

New Business

July 16th, 2018 will be our next meeting.

The meeting was adjourned at 7:53 pm.