

Country Square Board of Director Meeting Minutes

11/5/24

Time Start: 5:34pm (AST)

Purpose: Board of Director Meeting

Roll Call

present	President: Barbara Ramsey
urgent care	Vice President: Shana Ackles
present	Treasurer Diane Hodge
present	Secretary: Daphne Mikes
present	Director: Ljiljana Rezic
present	Director: Angela Southwould
present	Director: Adrianna Schultz
absent	Director: John Ho
father hospital	Director: Leslie Kramer

Other homeowners/unit #/guests present:

Christina - PMSI; John Jessen - #707?; Shelley Schroeder #707; Hannah Hamilton - #?; Penny Marsters #103; Robert Marsters #103; Virginia Morgan #108; Bert ? #604; Clair Ramsey #205

Proof of notice of meetings:

This meeting was noticed by **PMSI** through email broadcast to homeowners on 10/8/24 (computer glitch - failed) and 11/4/24. The Board will try to standardized the meeting date so it can be easily posted to calendars for Board Members and Owners.

Board of Directors:

The meeting was opened with confirmation that all Board Members were willing to remain on the board because of the lack of quorum for the Annual Homeowners Meeting on 10/8/2024. There were no nominations from the floor, and all members agreed to maintain their current board positions.

Due to disruptions at the last meeting, Robert's Rules of Order (RONR) were discussed and a request for training and/or handout was requested. RONR provides guidance for maintaining order in meetings, including how to handle disruptive participants.

A handout with the RONR modifications the Country Square Board has been using will be put in writing, and distributed to owners.

Board members positions:
President: Barbara Ramsey
Vice President: Shana Ackles
Treasurer Diane Hodge
Secretary:: Daphne Mikes
Director: Ljiljana Rezic
Director: Angela Southwould
Director: Adrianna Schultz
Director: John Ho
Director: Leslie Kramer

Approval of the Agenda for November 2024 Board Meeting

A Motion to Approve the 11/5/24 Agenda was made by Diane, and seconded by Ljiljana.

After no further questions/discussions, the Motion passed.

Minutes approval of the August 26, 2024 Board Meeting

A Motion to Approve the Board Meeting minutes of 8/28/24 was made by Diane, and seconded by Adrianna.

After no further questions/discussions, the Motion passed.

PMSI - Christina

An on-line Owner/tenant information forms will go out again for 2025. Using the on-line form will help to standardize the information gathering.

Garage ceiling repairs are still needed in 3051 and 3061. PMSI has had difficulty coordinating with the property manager of 701 and Mr. Mechanical

to resolve the on-going leak. The 701 property manager appears reluctant to coordinate access because sheetrock may need to be cut in the unit to repair the leak. If unable to coordinate, PMSI will post a notice as outlined in the Declarations Article XIX - Repairs and Maintenance to ensure a repair could be completed and the ceiling repair finally completed.

The Board discussed fine tuning of the procedures with the new winter maintenance contractor, LC. Patience, mutual respect and constructive communication was stressed. Snow storage areas in the parking area spaces between 3051 and 3061 were discussed. The Board will try mark these areas this year, and work on a better solution for next year. Ice melt was applied yesterday, and LC will personally work with drivers to better understand the unique issues of Country Square.

Building 3001 garage door opener remotes for some occupants are still not closing all of the time when the remote is pressed. Discussion of possible reasons include: LED light interference; reduction of the time to close; and replacement. The Board will work on possible solutions.

Retaining walls and foam to be put on a future board meeting agenda.

Motion: Approve the 11/5/24 agenda	
yes	President: Barbara Ramsey
absent	Vice President: Shana Ackles
yes	Treasurer Diane Hodge
yes	Secretary: Daphne Mikes
yes	Director: Ljiljana Rezic
yes	Director: Angela Southwould
yes	Director: Adrianna Schultz
absent	Director: John Ho
absent	Director: Leslie Kramer

Motion: To approve 8/26/24 Board Meeting Minutes	
yes	President: Barbara Ramsey
absent	Vice President: Shana Ackles
yes	Treasurer Diane Hodge
yes	Secretary: Daphne Mikes
yes	Director: Ljiljana Rezic
yes	Director: Angela Southwould
yes	Director: Adrianna Schultz
absent	Director: John Ho
absent	Director: Leslie Kramer

Financial update - Diane

Diane presented the Treasurer’s Report. CD interest rates are decreasing, so Diane recommended the following CD investment option for the two CD’s maturing soon.

- ❖ *Split the \$269,500 in half:*
 - *\$134,750 goes into 3-month CD (currently 4.45%)*
 - *\$134,750 goes into 6-month CD (currently 4.35%)*
- ❖ *As the CDs mature, they will be used to purchase additional CDs, go into the MMF, or be used in the daily operation of the association.*

An owner recommended checking into the Lending Club for better interest rates. However, this institution maybe only for individuals, not for an entity like Country Square, but Diane will check.

A Motion to Approve the above proposal for investing the maturing CDs was made by Ljiljana, and seconded by Angie. After no further questions/discussions, the Motion passed.

Diane was thanked for all of her hard work.

After no further questions/discussions, a Motion to Accept the Treasurer Report was made by Daphne, and seconded by Adrianna. After no further questions/discussions, the Motion passed.

Unfinished Business

PMSI updated the Board regarding the 3001 landing repair that had been approved and given to 3E in August 2024. 3E has been difficult to reach, but has responded that out-of-the city jobs have pushed the repair to the spring. The Board discussed other options, and PMSI will reach out to Bruce Robert’s Company (BRC) to see if he will be able to do the work as soon as possible. The second landing to be given priority.

Adjournment

Due to the late hour, other agenda items were moved to the next meeting. After no further discussion, the Board unanimously passed a motion to adjourn.

Time End: 7:04 pm AST

Motion: Approval of the Treasurer Report for August, September, and October.	
yes	President: Barbara Ramsey
absent	Vice President: Shana Ackles
yes	Treasurer Diane Hodge
yes	Secretary:: Daphne Mikes
yes	Director: Ljiljana Rezic
yes	Director: Angela Southwould
yes	Director: Adrianna Schultz
absent	Director: John Ho
absent	Director: Leslie Kramer

Motion: Approve proposal for the CD investment.	
yes	President: Barbara Ramsey
absent	Vice President: Shana Ackles
yes	Treasurer Diane Hodge
yes	Secretary:: Daphne Mikes
yes	Director: Ljiljana Rezic
yes	Director: Angela Southwould
yes	Director: Adrianna Schultz
absent	Director: John Ho
absent	Director: Leslie Kramer