

The Board of Directors of Ohio Place Condominiums called a special meeting to discuss replacing concrete steps and to chose a bid for the water heater closet.

Meeting called to order at 9:00 am on Saturday November 8, 2014

In attendance: Sharon Robinson, Megan Cookson, and Monique Thomas

Sharon Thomas of Jim Thomas Welding came out to inspect our concrete steps. The least expensive route would be to replace 8 of the worst steps now (4 on each side) at a price of \$1250. Then replace others 4 at a time at a price of \$670. There are probably 20 out of 28 steps that need replacing. Motion by President Robinson to accept bid #3870 to replace 8 steps and to replace additional steps 4 at a time as money permits, and seconded by Treasurer Cookson and Secretary Thomas. Job is scheduled for Monday November 10 at 9am. Megan to put notes on tenants doors to inform them of the work to be done.

Motion by President Robinson to accept bid from Rafael's friend Miguel of \$984.86 for supplies and labor to fix the water heater closet. Seconded by Treasurer Cookson and Secretary Thomas. Plan to have job done within the next 30 days.

Regarding the budget for these and future projects, at the last meeting in September, a proposal was made for each owner to pay \$80/month over the course of a year for a total of \$7680, or \$900/unit of paid in full by January 1st. Motion by President Robinson to decrease this to \$500/unit to be paid in increments of \$120/month over the course of 4 months. This would give us a total of \$4000. After paying for the 8 initial steps and the water heater closet, this would leave us with a reserve of about \$1800. Motion seconded by Treasurer Cookson and Secretary Thomas. The initial bill will be sent out with the December 1st HOA.

Megan will speak with Santina on Monday regarding the lock to the front gate that keeps breaking. It is defective and needs to be replaced at no cost to us.

Finally, the Board of Directors discussed a tentative "garden party" for owners (and tenants if they wish to attend) to be scheduled in January. Specifically, the large tree in front of the property needs to be trimmed where it is encroaching on the neighbor's property to the north.

Meeting adjourned at 9:38 am