

## MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS FOR THE 3 CHISOLM STREET REGIME

A regular meeting of the Board of Directors of the 3 Chisolm Street Regime was held at 5:30 pm on Thursday, May 7, 2020 via Zoom.us.

Present were board members Steven Bernard, Jim Hollingsworth, Pam Simons, John Roven and Greg Van Schaak. Also present for the meeting was Thomas E. Knisely

The Board met in Executive Session and the following matters were discussed:

1. Claims against the regime.
2. Treasurer's Report

The Board then met in Regular Session:

1. Mr. Knisely gave his Manager's Report and discussed the repairs that had been made since the last Board meeting and further indicated the repairs that were ongoing.
2. Mr. Knisley then gave his Landscape Report and discussed the work that had been done in the courtyard and that in the future he intended to further trim the hedges and bushes once the blooms fell off.
3. The Board next discussed the request by the architect drafting plans for the remodeling of Unit 402 to use a structural engineer unknown to the Board. Mr. Bernard then gave a history of problems that other structural engineers caused the HOA by not inspecting the work being done carefully but yet certifying that the work was in fact done. Mr. Bernard then told the Board that previous boards required any structural work to be done by Mr. Porcher of Stantec, as Mr. Porcher had proven himself to be extremely competent and thorough. Mr. Bernard then told the Board that he had discussions with Mr. Porcher about the Unit 402 project, and that he was reluctant to be engaged if the owner of unit 402 did not want to use him as the structural engineer on the project. Mr. Roven then suggested that the Board hire Mr. Porcher to review the work of the structural engineer selected by the architect and that the cost of Mr. Porcher be paid by the unit owner of 402. It was then suggested that Mr. Bernard contact the owner of unit 402 and Mr. Porcher and see if a resolution of the Board's concerns was possible.
4. Rule 8 of the Regime's Rules and Regulations require that all window coverings that are visible from the building's exterior be white in color. This rule has been ignored on several occasions but the Board feels that it should be enforced in the future in order to maintain the aesthetics of the buildings. Mr. Bernard moved: (1) that Rule 8 be strictly enforced in the future, (2) that any unit that is undergoing remodeling be required to comply with Rule 8, (3) that all units that currently have colored window coverings in violation of Rule 8 (except for units currently being remodeled) be grand fathered in and be not required to change the window coverings, and (4) any unit that wishes to place plastic sun shield coverings on the windows in

order to block the sun's rays use clear plastic or a color approved by the Board. The motion was seconded by Mr. Hollingsworth and passed unanimously.

5. The Board next considered the restrictions it had imposed as a result of the Covid-19 epidemic. Ms Simons moved that the restrictions be loosened to allow for projects that could be completed in approximately 1 day, such as unit cleaning, A/C maintenance and deliveries. The motion was seconded by Mr. Van Schaack and passed unanimously.

6. The Board next considered the issue of stucco repair. The Board has received two estimate for the repair of the stucco in the courtyard area. The Board deferred any action until it has received additional information.

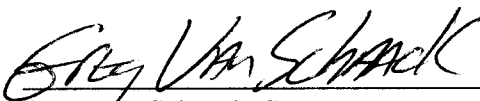
7. The Board next reviewed the Reserve Study that was commissioned in 2011. In order to put the recommendations contained in that report in perspective, Ms. Simons volunteered to go through the report in detail and prepare a report for this Board outlining what recommendations have been done and what recommendations still need to be done.

8. The Board next considered the issue of roof maintenance. It was decided that Mr. Knisley should have all three roofs inspected on an annual basis in order to prevent small problems from becoming large ones.

9. Mr. Knisley then discussed the need for annual Courtyard fountain maintenance. He presented an estimate of \$1600 to thoroughly clean and maintain the Courtyard fountain this year. The estimate was approved unanimously.

There being no further business the meeting was adjourned.

Dated: May 7, 2020

  
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Greg Van Schaack, Secretary