

3 Chisolm Steet Home Owners Association

Board Meeting 4/29/21

President, Pam Simons called the meeting to order at 5:02pm.

The initial discussion was about the main building roof that had recently been inspected by Elkin Engineering. The inspection did not find anything out of the ordinary and suggested that in 1-3 years the roof will need re-sealing in some small areas. An entire roof re-sealing will need to be addressed in 5 years. Any structures on the roof will need to be designated as a "temporary structure" to allow for removal when re-sealing is undertaken.

Regarding courtyard water intrusion, Mr. Roven reported that tests performed showed that the stucco is sound and not the primary problem. The windows are the culprit and, in many units, have bad flashing, deteriorated bolts, corrosion, calk deterioration which the engineer called "window ailments". Mr. Roven stated that a "prototype repair model" is being prepared by the engineers that will show what it will cost to fix the 6-7 defects on each window. In the meantime, quick fixes (caulking) continues. A brief discussion followed about whose responsibility the cost will be, i.e. HOA or unit owner. No definitive answer was achieved, so the discussion will continue at a future date. Mr. Roven did mention that it could be possible that an insurance claim could be made under our "driven rain" clause. He will reach out to our insurance broker.

Mrs. Simons discussed Hurricane Preparedness. She instructed Mr. Knisley to make an appoint with the sales rep for "Quick Dams", a product that she feels would be a good solution for water intrusion during a hurricane.

The Board unanimously approved a \$4500 expenditure for a new small bathroom on the first floor for use by building maintenance personnel and contractors.

Mr. Hollingsworth reported that we are moving ahead with Electric Vehicle Infrastructure. Dominion can install meters, but they will not be able to appropriate usage. The HOA would have to read the meters and allocate cost to the individual users.

Mr. Knisley reported that a water pump had died and that he would have the pump "rewound" for \$1,000-1,500.

The meeting was adjourned at 5:58 by Mrs. Simons.