

Casa Clara Condominium Association, Inc.
Board of Directors Meeting
January 13, 2024 at 10:00am
Pelican Room

Meeting Called to Order: Continuation of meeting called to order at 10:00am

Board Quorum Certified: Board Members present (in person or by phone) – Barb Tatarчук, Elsa Feltes, John Balderston, Bonnie Polk, Larry Thul, Carla Tamma

Proof of Notice of the Meeting: Laura Solsburg certified the posting of the meeting.

Approval of the Meeting Minutes: Deferred until Annual Meeting on January 27th.

Motion to approve two changes to the agenda:

1 - Approve purchase 6 pool filters

2 - Approve teller committee

Motion to approve changes made by Carla Tamma, seconded by John Balderston, all in favor, motion passes.

Federal Pacific panel replacement is still moving slowly. # panels anticipated to be replaced next week. That will bring the total up to all of Building 3 and part of Building 2.

Old Business:

A - Consider a proposal to delay new rental rates indefinitely due to changes in rental market. The market has returned to pre-pandemic levels. As a result there has been a flood of rentals in the market. A local rental agency has said that due to the increase in available properties rates are not going to increase and they do not recommend increasing rates. Motion to delay the rate increase made by John Balderston, seconded by Bonnie Polk. All in favor, motion passes.

B - Consider a proposal to extend the line of bushes located between Glunz property and Casa Clara. Glunz has been contacted and has no objections. Motion to approve the purchase of buttonwood headers for the west parking lot made by Carla Tamma. Seconded by Lesa Feltes. All in favor, motion passes.

New Business:

A - Proposal to accept resignation of Laura and Bruce Solsburg with our thanks for their service and to hire Karen Tyson (office) and Tammy Collins (rentals) to fill in for Laura on a temporary basis until Search committee can make a recommendation for new manager(s). Motion to accept the resignation of Laura and Bruce Solsburg made by Lesa Feltes, seconded by John Balderston. All in favor, motion passes.

Brief discussion regarding Tammy Collins managing the rental program for the time being for \$2500/month, temporary office management personnel, and hiring a maintenance company, DDX Management, to take care of Bruce's previous tasks for \$175 per visit. Discussion of owners picking up the slack in the meantime. Motion to approve DDX Management come once a week (with the option to come more often if needed) made by Larry Thul, seconded by Elsa Feltes. All in favor, motion passes.

B - Approve and welcome new owner for unit 1-112, Richard Margo (Carla Boylan). Motion to approve new owners, all in favor, approved.

C - Approval of Search Committee - Rex Sager as chairman, Pam Boylan, and one additional member with Barb Tatarchuk attending. Motion to approve the search committee made by Carla Tamma, seconded by Bonnie Polk. All in favor, motion passes.

D - Approval of teller committee consisting of Diane Scudder, Pam and Roy Boylan, Jeanie Mazza, Anita Alferes (maybe Tom). Motion to approve teller committee made by Bonnie Polk, seconded by Elsa Feltes, all in favor, approved.

E - Discussion of proposal for repairs to leaking exterior window openings in 1-308. Window replacement left points of ingress for water and there are leaks and rust around the window. Damage is in the common area around the window. Repair requires a scissor lift to reach the affected window. Window and shutter need to be replaced to code. Total cost \$3325 depending on extent of damage to be uncovered during repair. Motion to approve window repair made by Bonnie Polk, seconded by Carla Tamma. All in favor, motion passes.

G - 6 pool filters needed. Motion to approve the purchase of these filters made by John Balderston, seconded by Elsa Feltes. All in favor, purchase approved.

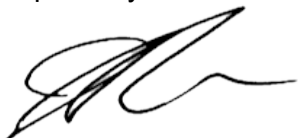
H - Discussion about replacing alarm system with updated equipment. Parts are not available for present alarm system, and E&E Alarm system can no longer service it. Choice between alarm system by Barnes and Superior Electric working together or an "Intelligent Alarm System" by Protection Plus.

I - Discussion of updates for Manager's condo. Up to this point we have 1 bid on bathroom tiles. With Laura and Bruce leaving we have the perfect opportunity to renovate the whole unit rather than one item at a time. The whole unit needs to be remodeled in order to facilitate a new manager or to use the unit as a rental for the association.

Barb spoke on clarifying the amendments and the required votes in order to pass at the annual meeting.

Adjournment: With no further business to discuss Carla Tamma moved to adjourn, John Balderston seconded, all in favor, the meeting was adjourned.

Respectfully submitted on January 24, 2024 by

A handwritten signature in black ink, appearing to be the name of the person submitting the document.

John Balderston, Secretary

Roll Call:

Marnie Jenny

Michael Keith

Brian Stidham

Kathy Bradford

Frank Blanco

On-Site:

Bruce and Laura Solsburg - management

Addie Feltes

Ruth Schnake

Bea Murphy

Mary & Steve Pasek

Chet Polk

Mark and Luanne Forni

Diane Scudder

Tom & Anita Alferes

Pam Boylan

Mike Morgan