

GREENWICH PROPERTY OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
January 17 , 2023 – 6:30 PM - Via Zoom
MINUTES

ESTABLISH QUORUM – CALL TO ORDER – 6:32 PM

Board Members Present:

Kate Wesner – Pres. Steve Sanders – V.P
Perry Baldwin – Treas. Christie Evenson – Sec.
Taylor Bearfield – Dir.

Board Members Absent: - 0

Association Members Present - 4

Management Present: Jeff Green LCAM

APPROVAL OF PREVIOUS BOARD OF DIRECTORS MEETING MINUTES

A motion was made seconded, and carried by a unanimous vote to approve the November 17 , 2023 Budget Meeting (Perry 2nd Taylor)meeting minutes as submitted.

A motion was made seconded, and carried by a unanimous vote to approve the November 17 , 2023 Directors Meeting(Perry , 2nd Steve)meeting minutes as submitted.

OFFICERS – COMMITTEE REPORTS

President – Kate reported that the Lawsuit with Greenwich Masters was settled. She also reported that 3 lease applications had been approved since the November meeting

Vice President - Seve reported that the installation of 339 light fixtures on balconies, front entrances and over garage doors was successfully completed.

Board members expressed concerns that the contractor did not notify them that there would be extra costs for storage and replacing the originally used non paintable caulking with a paintable sealant.

Directors approved the paying of the balance of the original invoice, but questioned change orders 1, 2 and 3. After discussion it was agreed that Change Order to replace Rusted Junction Boxes Invoice #58 for \$1,716.12 would be paid (MOTION BY Perry 2nd Christie Unanimous) .

Change Order for storage of light fixtures Invoice # 60 for \$598.67 would be paid after contractor provides receipt showing cost for storage (Perry 2nd by Kate). Invoice #59 for removing non-paintable sealant and replacing with paintable sealant on 60 light fixtures for \$8,012.16 was discussed and the Board voted 4 in favor of paying ½ of the invoice including the full Sales Tax amount and 1 against (Chairman Steve Sanders) who objected and wanted to pay the full amount. Steve was asked to go to the contractor and present the offer of ½ payment of the \$8,012.16 invoice with the full Sales tax amount paid..

Steve's ARC Committee will prepare standards for lighting fixtures, LED Light bulbs and Front Door Replacements.

Treasurer - Perry reported on finances for the month ending November 2022,that the Painting project was completed and outstanding repairs to 2 railings and Roofing required resolution of two outstanding roof claims by owners of 405 School House and 145 Regions Way and negotiations of the final payments to 4-Jays engineering which will complete the roofing project.

MANAGERS REPORT - Jeff presented the reports of actions and issues addresses since his November Managers report. He reported that he was investigating a violation on Greenwich Cr. where an owner appeared to have built a full room and bathroom in their garage. The Board directed Jeff to contact the owner of 123 Greenwich Cr. regarding the violation.

OLD BUSINESS – Jeff explained that complaints about commercial vehicles parking on Town streets were not something the Association had authority to control or stop.

BUSINESS- The Board agreed that the Annual members meeting would be held on April 11, 2023.

The Board discussed improvements to the Web-Site. Kate will assume the chair for that committee and try to get others from the community to become involved.

ASSOCIATION MEMBERS COMMENTS.

Members spoke about agenda items earlier in the meeting.

ADJOURNMENT – A motion was made by Steve and seconded by Kate to adjourn the meeting at 7:40 PM meeting was adjourned by unanimous vote .

Respectfully Submitted by: *Jeff Green, LCAM*