

RECORD OF PROCEEDINGS

Minutes of a Special Meeting of the Board of Managers of the Springs Condominium Association Sunday, January 29, 2023

This special meeting of the Board of Managers of the Springs Condominium Association was held in person on Sunday, January 29, 2023 at 3:00 p.m.

Attendance:

The following Managers were present:

Melanie Hermes, President
Christine Gazda, Vice President/Secretary
Barbara Mason
Amy Mathesius

Call to Order and Declaration of a Quorum:

Manager Hermes called the meeting to order at 3:04 p.m. and it was noted that a quorum of the Board was present.

Annual Owners' Meeting:

Manager Hermes discussed possible dates for the 2023 Annual Owners' Meeting. However, Crystal Property Management was unable to provide the Board with bids for projects as requested. The Board agreed to postpone setting a meeting date.

Update – Ongoing Matters:

Manager Hermes updated the Board on chimney cleaning. Stove Depot rescheduled from December to January and again to February 14-17.

Delinquent Account – 1504 Bennett Ave., #2-2:

Manager Hermes informed the Board of the letter from Gillespie/Johnson requesting a waiver of interest, late fees, and attorneys' fees, as well as part of the past due assessments. Manager Gazda shared legal advice from the Association's attorney, Wilton Anderson. The Board discussed possible next steps, including authorizing legal action pursuant to Mr. Anderson's draft Resolution.

After lengthy discussion, Manager Hermes moved to approve the Resolution authorizing foreclosure of the Association's lien on 1504 Bennett Ave., #2-2. Upon second by Manager Gazda, vote was taken and the motion carried 3-1, with Manager Mathesius voting against.

Crystal Property Management:

Manager Hermes explained CPM's new auto-draft system for paying monthly dues. Manager Gazda briefly explained that CPM's contract is up for renewal and would like each Manager to provide feedback on the contract, specifically CPM's duties.

Remaining Agenda Item(s):

The Board agreed to postpone agenda item 2023 Budget due to lack of time.

Adjournment:

There being no further business to come before the Board, the meeting was adjourned at 4:36 p.m.

Approved by SCA Board 05/08/2023

