

**ORLEANS COURT
BOARD OF DIRECTORS
MEETING MINUTES
September 13, 2024**

Call to Order - The Meeting was held at the offices of Mana-Jit and started at 9:00am. Present were: Jeannie McCoy (Unit 126); Susan Ackerman (Unit 315); Michael McCoy (Unit 105); Ashley Catterton (Units 119 and 222); and Brent Lockwood (Unit 216) from the Board; Brett Staley from Mana-Jit; and an owner from Unit 320.

Approval of Previous Minutes – A motion was made by Ashley to approve the minutes from the March 15 meeting and was seconded by Susan. Motion passed unanimously.

Reports

President – A pool cover should be installed over the winter season 2024. The new dumpster arrived and screen doors were placed on units 110, 210, 310. A diseased tree was removed from the courtyard and replacement vegetation will be planted. A new plumbing issue occurred in units 102, 202, 302 and resulted in a payment of \$7,417.97 by the association. Stairwells were painted and repaired where needed.

Treasurer – As of June 30, 2024 account balances total \$515,027.71. Since the Annual Meeting the third quarter HOA reserve contribution of \$11,815 was transferred from main checking account to Reserve Account on August 19, 2024. A new CDARS account with a 4% interest rate and maturity date of September 5, 2024 was established with \$51,686.43 from the Reserve Account. Anticipated activity through the end of this year includes a fourth quarter HOA Reserve transfer of \$11,815; renewal of CDARS CD Account 1 for 13 weeks at 3.5% rate; and renewal of CDARS CD Account 2 for 26 weeks at 4.0% rate.

Management – report is incorporated under new and old business sections.

Old Business -

- A. Structural Inspection results for other 3 building corners – all work has been completed and cost was \$28,785.
- B. Reserve Study Update – this has been completed and we are funding at recommended levels.
- C. 2024 Summer Prep – overall the new pool company did a great job.

New Business –

- A. Plumbing issues – the city cleaned the main lines they are responsible for and found no problems. A suggestion was made to put a camera down pipes to see if any problems could be detected, but declined due to cost. A suggestion was made to replace the main lines running under the three buildings and was declined due to cost. A decision was made to have all three main lines stubbed

to ensure no blockages are in the portion of the lines the condo is responsible for and a quarterly jetting of the lines will occur in 2025.

- B. 2025 Budget Preparation – a preliminary budget was drafted and will be distributed to all owners once approved.

Recognition of Unit Owners

- A. Correspondence from Owners – an owner raised concern over on street parking being available once new construction projects on 142nd Street is completed. An owner complained about tables in the courtyard not being cleaned daily and dead plants in planters not tied to the irrigation system. A renter commented on the bushes surrounding the courtyard and stated they should be trimmed back on a regular basis and the pool supply room was left open by the attendant of a few occasions. A concern was raised on elevator key access for emergency personnel and a KNOX Box currently exist whereby emergency personnel can access the elevator.
- B. Those in attendance with matters to bring before the board – bicycles in bike racks continue to be unlabeled which prevents others from using the bike rack. Several of the bikes are rusted through and have flat tires. A message will go out to all owners letting them know any bike not properly identified as belonging to an owner will be removed and donated or disposed of effective January 1st. The NE corner handrails on the stairs are loose and need to be tightened. The operating fund is currently overfunded and the board will look into moving the extra monies into the reserve account.

The next Board meeting will be the held November 9th at noon.

Adjourn – Meeting was adjourned.