

# PTCA BOARD MEETING MINUTES

January 19, 2021

The January 19, 2021 PTCA Board Meeting was called to order at 6:04pm by President Ray MacPherson. This BOD meeting was held via ZOOM. Board members present: Ray MacPherson, Ken Wright, Gary Brackett, Tom Sanford and Glenda Anderson. Samantha Davis present from The Management Trust.

Ratify any AWM's performed outside of the Board Meeting –

None

## **Secretary's Report –**

The minutes from the October 12, 2020 Board Meeting and November 16, 2020 Special Board Meeting were read by Glenda Anderson. Motion made, seconded and approved to accept as read.

## **President's Report –**

The PTCA Facebook page is not an "official" PTCA page. It is basically a social page and not associated with the BOD. A big thank you to Will McNamee for setting it up.

E-blasts are for all residents who provided their email address to TMT. Do not respond to E-blast messages because no one is monitoring it. It is for outgoing information only.

The Annual Meeting was well attended via Zoom. A request for secret ballots was made prior to the meeting. We did not provide secret ballots. Prior to the meeting there was only one candidate running so it did not seem to be a priority. Two candidates were nominated from the floor and then it became an issue for several home owners. The board is committed to having a new plan in place for the 2021 Annual Meeting that will include secret ballots.

**Finance Report –** Treasurer's Report- no report this month due to time constraints but everything looks good.

## **Community Association Manager's Report –**

Samantha Davis reported:

Compliance has been good

Some parking issues have been addressed.

Front door was damaged and new door has been ordered.

Coupon books were mailed today.

## Committee Reports

- Maintenance/Landscape

100% participation in today's fire inspection and everything went very smoothly.

Landscaping is going well. Gary has brought a few minor issues to their attention.

Fencing by P2 is completed and no trespassing signs posted.

Front stump has been trimmed but it cannot be removed due to the water lines.

North elevator seems to be ok.

- Social Committee

No report

- Interior Design

No report

- Security

An intruder followed a guest in the front door but eventually left without incident.

A rock was thrown at the front door. The repair will cost \$1000.

There was another car break-in a few nights ago.

- Budget & Finance

Ken reported that we are on budget. Accounts receivable is looking very good.

- Update on Moves

Gary reported 15 moves since November 1<sup>st</sup>.

- Book Club

On hold until state allows social gatherings

- Newsletter

November, December and January newsletters were published and sent out via email. February newsletter will be available first of February.

- Government Affairs/Community Relations

No report

Rules Committee

No report

## **Unfinished Business**

None

## **New Business**

Unit 302 will transfer their outside parking lot to 103 and 103 will transfer their outside parking spot to 302. Motion made, seconded and approved.

## **Announcements**

None

## **Open Forum**

Dave Stegell asked who received the \$500 vendor gift. Ray replied that it is confidential.

Dave reported a water issue that is rattling the pipes. Ray believes it is by design.

Dave also reported that due to state COVID restrictions additional people are exercising in their units and the noise is traveling.

Dave reported seeing dogs off leash.

Dave asked for clarification on when a violation is reported to TMT and Samantha communicates that it will be sent to the board he never gets a report on what action was taken. Samantha clarified that legally it can't be disclosed if a violation letter has been sent. Dave would like a response stating "BOD took action" or BOD did not take action"

Will McNamee wants the minutes to reflect that in 2019 TMT changed election procedures. Prior to 2019 TMT was not involved in PTCA elections but they currently are and in 2020 TMT said they would look into private ballots. Will feels his request was not addressed.

Will also requested weekly synchronization of building security devices.

Jen reported that during the recent power outage she felt alone and adrift because she did not receive any security notifications. She also believes the board agreed that security issues would be publicized, and the owners did not receive notice when the front door was vandalized.

Lois added that the power outage was sporadic, and some units lost most power and could not receive emails.

Ivan reported that since the power outage his front light switch is not working and Ken advised that it may be due to the power outage and he should contact an electrician.

Angela thanked Will for the Facebook page and said she appreciated the Email blasts.

Motion made, seconded and approved to adjourn to Executive Session at 7pm.

Motion made, seconded and approved to adjourn at 8:27 pm.

Respectfully submitted,

Glenda Anderson, Secretary