

PTCA BOARD MEETING MINUTES

October 12, 2020

The October 12, 2020 PTCA Board Meeting was called to order at 6:01pm 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 September 21, 2020 Board Meeting were read by Glenda Anderson. Motion made, seconded and approved to accept as read.

President's Report –

None

Finance Report – Treasurer's Report- Ken presented the Treasurer's Report. Motion made, seconded and approved to accept the report.

Community Association Manager's Report –

Samantha Davis reported:

Rule change letter going with Annual Meeting and Budget mailing next week.

Logs are up to date

2021 BOD meeting will follow 2020 schedule and will probably be via ZOOM.

Committee Reports

- Maintenance/Landscape

Exterior window washing is scheduled to start October 15th and is subject to weather.

Tree stump removal will be added to tree contract

Pacific Avenue fence is complete. Received a new quote today for fence located by P2 garage.

Tom continues to work with Arnold on duties and schedule. Ken will send duties to Dave.

No further activity on roof for now. We have paid 90 percent of the contract price. The remaining 10% will be paid when punch list is complete.

North elevator continues to act up. Most recent repair hopefully resolved the issue.

- Social Committee
No report
- Interior Design
No report
- Security
Tom and Gary walked the parking lot last week and found 5 cars without proper permits in P1 and P2 garages and 2 cars parked in exterior parking lots that were not in assigned places. Guest parking violations were issued last week.
- Budget & Finance

Ken reported that we are on budget. Accounts receivable is looking very good. Ken asked Board to approve 2021 budget. Motion made, seconded and approved to approve the budget. The dues increase will be included in the mailer.

- Update on Moves
Gary reported 7 moves totaling 7 days.
- Book Club
On hold until state allows social gatherings
- Newsletter
October newsletter was published and sent out via email. November newsletter will be available first of November.
- Government Affairs/Community Relations
General election ballots are scheduled to be mailed October 16th.

Rules Committee
No report

Unfinished Business

None

New Business

Annual Meeting is scheduled for November 16, 2020. If you are not attending please submit a proxy.

Announcements

None

Open Forum

Dave Stegell asked if the elevator service contract covers all required visits and will the unfinished roof be a problem during the winter. Tom replied no.

Dave would like to address a security concern with the Security Committee privately.

Jan Miller asked about the PTCA Facebook page and how to access it. Will built the existing page over 10 years ago and will provide this information.

Ivan added that he was having trouble accessing the page and Will agreed to investigate.

Jon said he is still waiting for an answer about the fence expense and why it has been categorized as reserve expense.

Jon also asked if a resolution to anonymous voting has been identified for next month's annual meeting and Sam reported that she is working with Michelle on it.

Jon also inquired about the fillable forms on the web site and TMT is working on that as well.

Will McNamee agrees with Jon that the fence expense should not be paid from reserve funds.

Will asked about removing the stump in front of the building and Ken responded that the stump can't be removed because it is too close to water lines but will be trimmed as far down as possible.

Will also asked about the No Trespassing signs that he asked to be installed on the first light post and if the repair of the red roof flashing has been completed.

Lois Lane informed us that the north end gate below our property is wide open. Will said he would follow up with the state transportation department about closing the gate.

Lois has not received her check and Ken will follow up on it.

Angela reported that residents are not picking up their dog waste and can a notice be added to the newsletter.

Angela also asked if PTCA has ever considered a security guard. PTCA previously retained security and it was expensive for very little service.

Motion made, seconded and approved to adjourn at 6:56pm.

Respectfully submitted,

Glenda Anderson, Secretary