

Beebe Runyan Board meeting- November 30, 2020

Attendees- All Board members and Suzan Downing in attendance. Lisa attended via Zoom.

Call to order- 6:17

Open Session-

- Transition of Officers- Greg moving so stepping down as president.
  - D'Ann motioned to become new President
  - Dan Boler to become Vice President
  - Lisa Gabriel to become Secretary.
  - Greg Motions. Judy Second's- Motion passes
  - Dale Spier, unit 601, nominated as new board member.D'Ann motions. Judy Seconds

Members to address the board

- Jennifer Maassen, unit 806- revisit idea of air purifiers (fitness center, maybe community room). Estimates for Air Oasis and Air Knight. Price estimated at \$845 for installation.
- Kathryn Kucera- Follow up from last month on where the minutes are kept. Agenda template in By-laws.

**Committee Reports:**

- **Social Committee-** Debbie Earlywine- update plans in lieu of holiday party. No holiday party due to Covid-19. Will have a budget surplus in 2020. Would like to use excess funds to donate to a local organization in need. Judy motions to support the committee's effort to support a local organization with excess funds. D'Ann seconds. Motion passes.
- **Landscape committee-** No report
- **Fitness Center Committee-** No report
- **2020 Security Committee-** Lee to give report. Getting bid from Omaha Electric. Allowing time for other bids to come in. We will have to decide if we want to replace cameras or not. Our current cameras are a few years old.

**Treasurer Report**

- Review and approve October 2020 financials.
  - Budget looking good, Jim brought up idea of finding room in existing budget for 2020 for air purifiers that Jennifer presented. Jim motions to approve air purifiers. Lee seconds. Motion passes.
  - Judy motions to approve, Dan seconds. Financials approved.
- **Manager report**
  - **Sales/Rental Update**
    - Rentals-11 total- no vacancies- max allowed is 24 rentals
    - 1 unit sold and closed-601- \$418,000
    - 3 units for sale- 502- \$300,000
    - 1 unit pending, 308, expected to close on Nov 30<sup>th</sup>.
  - **Internet/Antenna Update-**
    - Total Antenna Connections- 25
    - Total Internet connections- 59

- **Maintenance Issues/Update**
  - Roof- Boone Brothers recommended roofing repairs after doing their roof inspection. Roof membrane needs work done on it. 27 x 27 foot area on the lower roof. To repair is \$8,850. Re-caulk part of the roof. Total repairs recommended is \$12K plus. Another option would be to replace roof for \$18K. Suzan to report back after looking at warranty. Look for other bids as well.
- **Misc Business**
  - Unit 305- Bike stolen from P2 bike rack.
  - Unit 403- Ian Rose requests masks be required in fitness center. D'AnnMotion to approve signs in fitness center and limit to 4 people in there at a time. Judy Seconds.
  - Unit 804- Bat, discussion actions taken and further plan of action. Owner going to look at interior options. Suzan to explore exterior options on the north and west side and further evaluate.
  - Unit 809- Jason Ourada interested in building wide composting using Hillside Solutions.
  - D'Ann brought up emergency situations where money is needed to be spent to fix something. Does she have a limit to what she can approve? Board talked about \$1,000 maximum before President needs second approval. Lee motions to approve \$1,000 max. Judy seconds.

**Open Session adjourned**