

Minutes of the Silk Mill Condominium Annual Owners Meeting

February 23, 2021, 6:00 PM - on-line via Zoom

DRAFT

Prepared by Dave Anderson, secretary

Present:

Management: Donna Golec, Kendrick Property Management

Residential Working Committee Members:

Jan Luzzi, Dave Anderson, Louann Krebs, Kelvin Kindahl

80.77% of owners are either present or represented by a proxy. We have a quorum.

Donna Golec was introduced to all owners as the owner of Kendrick Property Management. She introduced her team members at KPM, and their duties.

Donna presented the Financials and reports that all signatures on the Residential SLKM Bank accounts have been changed and are currently correct, post management company transition. She will send the 2020 Year End Financials to all owners when they are completed. A motion was made to accept the presented Financials, and seconded with unanimous approval to accept.

Donna confirmed that 10% of our Condo Fees will continue to be deposited into our Reserve Account.

Our condominium documents need to be updated to allow for on-line meetings. Donna will look into this.

Donna reports that KPM will have a licensed building contractor, Chet Mitchell, inspect the third floor Fire Escape / Deck for any safety issues that need to be addressed.

We're dealing with some leaks - probably sliding windows, not the roof. These will be repaired when better weather comes.

Interior plants: we're waiting on a quote from an arborist - we'd like to get rid of the fake plants, and get real plants to replace them. The fake plants are a maintenance headache.

We've had some local kids skateboarding in our parking lot, and we have some concerns about possible injuries. We're going to post "no skateboarding" signs in the parking lots. We can also call the police, and they'll take an occasional drive-through.

Currently, the back door of the trash dumpster is unlocked. The lock on the front door has been freezing. We'll lock it again in warmer weather. We'll talk about this some more at our next regular meeting.

Heat sensors in all condo units will be replaced soon - we'll send an announcement.

Officers: Michael Marcotritiano is no longer an owner here at the Silk Mill and has stepped down from the Working Committee. Adam Nelson (unit 2-N) is newly elected to the Working Committee. The remainder of the current officers (Jan Luzzi, Dave Anderson, Louann Krebs, Kelvin Kindahl) were reelected for one year by acclamation. Our representatives to the Board of Trustees, Ann Vanderburgh and Louann Krebs, were also reelected by acclamation.

The next annual meeting of the Silk Mill will be on January 25, 2022. The annual Trustees meeting will be held on June 2.

The meeting was adjourned at 7:00 PM.