

# Board of Managers Meeting-February 2022

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FEBRUARY 19 2022 / CALLED TO ORDER AT 11:03 AM (EST)/ Online via GoToMeeting

## ATTENDEES

Board: Lee Davies, President \* Colleen McCarthy, 1st Vice President \* Suzanne Krzeminski, 2nd Vice President \* Nanette Bartkowiak, Treasurer \* Kimberly Alonge, Secretary \* Rick Clawson, Manager \* and 10 identified callers on-line: Bartkowiak, Bob #602 \* Deets, Barbara #509 \* Harris, Judy # 806 \* Horn, Bill # 509 \* Jones, John & Avery #1102,\* Laird, Don #406 \* Lewis, Linda Jo #502 \* Mapson, Susan #1205 \* O'Leary , Mary #409 \* Rowe, Slyvia #1007.

## AGENDA

### OPEN FORUM FOR GUESTS:

- No comments.

### TREASURER'S REPORT:

- Nanette Bartkowiak, Treasurer, reported as of 12/31/21 our total Cash Assets are \$175,285.84. The Cash Assets are broken down as follows: Checking Account at \$113,549.65 and the Reserve/Savings Account at \$61,736.19. Accounts Receivables are at \$14,996.39. We have a net loss of \$29,591.96, due to the unplanned expenses of the deck replacements from 2021.. There are four owners showing a total delinquency of \$4,511.56 over 90 days. Of that amount, two people owe the majority and are working with Nanette to pay it. Nanette reports that all in all, we are doing well. Lee asked if there was a need for an executive session to discuss the delinquencies to which Nanette said there was not a need for an executive session meeting. The Treasurer's report was approved by Kimberly and Suzanne, with a 5-0 motion carried.

### SECRETARY'S REPORT:

- The Secretary's Report of the minutes of the December 18, 2021 meeting was approved with motions from Nanette and Colleen with a 5-0 motion carried.

### MANAGER'S REPORT:

- **Snow:** We have had a lot of snowy, cold, and windy weather these past two months. Today the wind was measured at 41mph. With the wind, snow has been blown all over the parking lot. The crew has done an excellent job while trying to stay ahead of the snow and wintery weather.
- **Small Electrical Issues:**
  - The Bulletin board sign was hard wired by a former employee which has made it difficult to fix, but the crew is working on it.
  - Issues with heat in the lounge and exercise room have been taken care of.
- **Board Comments:** Lee stated we have received a lot of compliments of how well the guys have done with the weather conditions. We've gotten more snow in the past two months than in the past few years. There is much appreciation for all work on this. There have been some

## **MANAGER'S REPORT: *(continued)***

*Board Comments (continued)* comments made regarding the roads not being plowed very early in the morning. Lee made a reminder that we do not have a 24 hour staff and those we do have to start work way before their shift starts to try and help out. Living in WNY, we have to plan accordingly for the weather. We have a contractor to plow our roads. Just like a business or home, if you pay to plow, they get here when they get here. There is no set time for them to plow. They try to keep up the best they can like we do with our WNY weather. The majority of the many comments received have been very positive and appreciative. The very few comments that have not been so positive are not called for. We are doing all we can do.

## **COMMITTEE REPORTS:**

- **Social/Recreation Committee:**
  - No report
- **Beautification Committee:**
  - No report.

## **OLD BUSINESS:**

- No report.

## **NEW BUSINESS/CORRESPONDENCE:**

- Rick received a request from Mr. Carlson, #609, to replace the stairway design for the 600 building as the 600 building currently has no landing. Mr. Carlson's request stated it is difficult for his father to make the full climb without a landing to rest. He asked if the Board would consider the possibility of changing the layout of the stairway to include a landing. Lee further explained that some buildings have stairways that go straight up (no landing), some have 7-8 steps, a landing, then 7-8 more steps to get to the deck.
  - Lee: His personal thought is that we did not budget for a stairway replacement and could be added as a project for future. The 600 Building is still slated for deck replacement at some point. It is not scheduled now, because the engineer says it is functional. Redesigning the stairway is something we can look at when the deck is replaced. Lee also added replacing the stairway also requires changes to all sidewalks as well, It is not an easy change to make. The only benefit to a stairway with a landing is a flat spot to sand and rest, the number of stairs will not change.
  - Rick: The 500, 600, 700, 800 have the single stairway with no landing The rest do have a landing. The 500 and 800 decks have already been replaced, thus we are not looking to replace the stairways for those buildings right now.
  - Colleen: When the deck is scheduled for replacement, we can find out costs for stairs and such to see what we can do.
  - Rick: We replaced the stairway in the 1200 building when a car hit it, the cost was \$15,000 to do so.
  - Nanette: As a treasurer, she looks at cost vs benefits and feels although it may be helpful for him to have a landing, he does have the ability to rest on step if needed. She is not sure the cost outweighs the benefits of replacing the stairway right now.

## **NEW BUSINESS/CORRESPONDENCE:** *(continued)*

- Kimberly: Asked why some buildings have landings and some do not. Rick explained that the first buildings constructed had room to do the landings (300 and 400 buildings), when the 500, 600, 700, and 800 buildings were constructed, the stairways were redesigned to a single stairway without a landing. In addition, those buildings are not as close to the road/parking lot as the other buildings that do have landings.
  - The Board will table Mr. Carlson's request. Rick will pass along the Board decision to table the stairway replacement.

## **OPEN FORUM FOR GUESTS:**

- **Bill Horn (#509)** - Asked a question about plowing. His daughter got stuck on the exit road while leaving for work during the last unexpected snow storm. He has a 4-wheel drive truck with a plow and asked if he can come and help his daughter out by clearing a path on the exit road if our plow service has not been here yet. Rick said yes, if our contractor has not been here and it is just a straight shot, cutting a path from her car to route 5 he has no issues with that.
  - Lee stated we are ***not*** authorizing anyone individually to plow on our property or around cars. We are not replacing our plows or having people plow on their own. If you are paying a visit and your daughter needs help clearing a path, that is fine, but we are not hiring you, or anyone, to do plow. We cannot have any liability come up with a car getting hit by a plow. If you lower the blade on the exit road, that is fine.
  - Barbara Deets reiterated that the help would be greatly appreciated as some in her building usually need to leave for work before the contractor gets here to clear a path.
  - Kimberly asked if that was going to put Mr. Horn in an awkward situation if a resident from another building asks him to plow for them to get out before the contractor gets here. Mr. Horn stated he would tell the resident no and that he was helping out his daughter.
- **Barbara Deets (#509)** - Asked about the joist repair on deck of her unit. Rick replied that each time the contractor has been scheduled to come out to complete the repair, it's been bad weather. He was here again Thursday during the wind storm and was not able to repair it. The contractor is aware of it and will be here to take care of it. With the weather forecast indicating a warm up early next week, the contractor plans on being here to complete the repair.
  - Lee asked for clarification on the repair. Rick replied where the planking/decking comes together there is a part that is not secure and they need to do some repair work on it.
- **Don Laird #406** - Asked if the ride he took last year with Rick and the arborist can include him again and also asked if it can be taken a little later than last year. Don feels the inspection last year, at the beginning of April, would be better served later, once the trees begin to bud. He noticed over the summer there are a number of dead limbs in several trees. If he could come out later when things start to bloom, the dead limbs could be more easily identified. He noted that one good windstorm and things could start to get damaged. Rick replied he tries to get the arborist here when the ground is solid and that we are at the mercy of the contractors schedules. Rick will talk to him about coming out later.

### **OPEN FORUM FOR GUESTS: *(continued)***

- **Susan Mapson #1205-** Thanked the Board for making meetings available to all near and far and for all the rest of things done. Lee thanked her and noted that we appreciate the opportunity to have everyone present to stay informed, as well as the support.

### **NEXT MEETING:**

- Saturday, March 26th, at 11:00 AM, via GoToMeeting.

### **ADJOURNMENT & EXECUTIVE SESSION:**

- The meeting was adjourned at 11:33 AM with a motion to adjourn from Colleen and Nanette.
- An Executive Session was not held.

Respectfully submitted,  
Kimberly A. Alonge, Secretary