

**Habitat 1 Section A
Board Meeting Minutes
March 21, 2024**

The Board of Directors meeting of Habitat 1 Section A was held on Thursday, March 21, 2024 at 7:00 PM via Zoom conference call.

Present:

Dick Olney	President
Larry Thomasson	Vice President
Patrick Schmitt	Treasurer
Scott Gibson	Secretary
Brittany Stoltzfus	Transcriber

- I. **Call to Order:** Mr. Schmitt called the meeting to order at 7:19 pm. A quorum of the Board was established.
- II. **Minutes:** Mr. Olney made a motion to approve the February 22, 2024 Board meeting minutes as presented. Mr. Thomasson seconded the motion. All in favor/none opposed. Motion carried. Mr. Olney made a motion to approve the February 22, 2024 Closed session minutes as presented. Mr. Thomasson seconded the motion. All in favor/none opposed. Motion carried.
- III. **Management Updates:**
 - There was one resale provided for 1731 Leisure Way (Joyce Yore). Brodie should be instructed to have a presale inspection done based on the new rule for an interior inspection. Mr. Olney made a motion to contact JNJ to take pictures of 1731 Leisure interior with an emphasis on ceilings and load bearing/exterior walls. Mr. Thomasson seconded the motion. All in favor/none opposed. Motion carried.
 - Violations and Architectural requests will be reviewed in Closed session.
 - Drainage – Deferred sidewalks from last year
 - Cleanouts – Drain Pro and Alpha are still working together to schedule dates.
 - 1720 Leisure downspout – The Board previously approved the proposal. The work is expected to be completed concurrently with the new downspouts being installed on the buildings that are having the roof replaced.
 - Roof replacement – Mr. Olney stated 2050 Happy is completed, the contractors will be back on Monday to start on the next building. Brodie should follow up with the engineer to inspect the roof completed at 2050 Happy.
 - 2067 Happy Electric – The owner reported there has been no power in the garage outlet for several months. The outlet was tested and showed as “open hot.” There have been no other complaints from units in the building, suggesting the issue is only with the outlet in 2067’s garage. The Board will confirm with Ms. Collier whether a contractor has been scheduled, if not an electrician should be scheduled.
- IV. **Financials:**
 - Mr. Schmitt deposited the proceeds from the Synchrony CD into a money market account at today’s rate of 5.3%. The MM account is federated, insured, has no restrictions, and can be bought in/out at any time. The total invested was ~\$178,000 which was the Synchrony CD amount less the \$85,620 for the roof replacement project. Mr. Schmitt will send the deposit receipt to the Board and Brodie.

- There were no major concerns noted in the operating statement, but Mr. Schmitt has not reviewed the statements in detail yet.
- There has been no progress on the 2022 audit and the auditor has not even started 2023 yet. The auditor notified Mr. Schmitt they will file an extension through October, but an estimated tax payment should be made now based on the revenue for 2023 (~\$4,000). The Board discussed why there is a major delay and who may be responsible (Brodie or the auditor). The Board agreed to look for a new auditor if there is an extensive delay again next year. Mr. Schmitt is unsure whether there is money due to/from operating/reserves for 2023 as Brodie was unable to provide detailed reserve expenditure items and payments made in 2023. There were some transfers made to cover GMC, but Mr. Schmitt is unsure if the full amount was transferred including other items such as Drain Pro that were reserve expenditures.
- There are a few water bills that need to be investigated as they are higher than the norm. Mr. Schmitt will investigate the invoices that are over \$500, some may be able to be credited if they were due to water leaks that have been abated.

V. Old Business:

- 1711 Leisure Way – There are 2 proposals for Board review for a leak that occurred in November 2023. The NAC proposal is ~\$7200 and the JNJ proposal is ~\$6200. The owner will be responsible for the first \$10,000 but Mr. Schmitt is unsure if there are mitigation or emergency repair bills outstanding and what those total. There needs to be some backtracking done to determine what was originally done by Ms. Collier when the leak occurred and what has been done since. Mr. Schmitt made a motion to approve the JNJ proposal. Mr. Thomasson seconded. All in favor/none opposed. Motion carried. The owner needs to be notified of the payment responsibility so their insurance can be engaged.
- 1729 Leisure Way – The owner reported a plumbing issue which was determined to be a clogged line. Naumann originally went out and snaked the line 60 ft which would be for pipes servicing only this unit and therefore the owner's responsibility to pay.

VI. **Adjournment:** With no further business to discuss, Mr. Olney made a motion to adjourn the meeting at 7:58 pm. Mr. Thomasson seconded the motion. All in favor/none opposed. Motion carried.

The next Board meeting of Habitat 1 Section A is scheduled for April 18, 2024 at 7:00 p.m. via Zoom conference call.

These minutes were recorded and transcribed according to accepted business practice and were read/edited for accuracy by the Board prior to distribution.
Habitat 1 Section A, March 21, 2024

Approved as written: Richard Olney Date: 04-19-'24

Approved as amended: _____ Date: _____

Minutes respectfully submitted by Brittany Stoltzfus.