

Old Y Board Meeting
July 17, 2018 - Old Y Lobby

Board members present: Paul Goble, Jack Blundell, Jim Rutt, Al Marcovitz, and Margaret Armstrong

Association member present: Mary Lane

The regular Old Y board meeting was called to order at 4 pm by President Paul Goble.

Financial Report: Jim reported that the expenses for May are consistent but continue to run over on utilities - trash, water, and electric - about \$200 a month. We do not know why trash is over and cleaning is under. Jim will clarify. He said we need continue to pay attention to utilities. There are slight issues which are expected in the swing range for the year to date.

It was moved, seconded, and voted on that the Financials be approved for December, January, February, March, April, and May.

Old Business

Building Maintenance

Leakage in the skylight in 101 has been stopped but damage to the unit has not yet been repaired. Jack has been in touch with Keith Weaver of Skyline and they will assess the damage and repair. Jack suggested that we inspect all the skylights periodically in 101, 102, and 400 to avoid having a sudden leakage and resulting costly repairs. He will check with Skyline and get advice regarding how often skylights should be inspected. We may consider adding a line item for this expense to the budget for 2019.

Jack reported on the following:

Jack Vest will replace lights when several go out. He and Jack do a walk through once a year for particular attention to exit and emergency lights.

Bucks Painting is due in September to finish the exterior of the building.

Locks and Security: Cylinders have been replaced, and we have keys to the doors all keyed the same on all three doors. He has 22 condo keys which he will hand out in case power goes out and residents need access to the building. Paul noted that the wiring on Frederick Street has greatly improved over the years, so an emergency of this nature is doubtful. Nevertheless, Jim and Paul will discuss a pre-distribution system in case of emergency. Jack has 11 fobs which are available for \$20 each.

Replacement door at library entrance: Paul said the door is currently being built and will be installed soon.

Fire Extinguishers: Jack said all (11) were replaced with new ones.

Tuck Pointing: Jack wants to coordinate this inspection while the painters and crane are here. He will get back to us with estimates. It is important that we keep up with maintaining tuck pointing. It currently is in fairly good shape. Jim informed us that he has drones if we need to inspect hard-to-reach places.

Condo Law: Jack went to a June meeting in Charlottesville regarding new regulations and other pertinent information that condo associations throughout Virginia need to know. He said the meeting was helpful and gave us each a book with detailed information about condo rules and regulations in Virginia.

Estimates: Al asked about getting other estimates for building work. Jack has been in touch with Frazier Associates and Historic Staunton and feels good about their knowledgeable suggestions. Other work may require other estimates and will be decided on a case-by-case basis.

Intercom and Security: Jack explained the advantages of staying with the system we currently have. We have a wiring and technical data package. Except for a few quirks, it works well. It is possible to replace just the computer system and monitor intercom system. To replace everything will be expensive and invasive. Now that we have key fobs, the urgency of replacing the access control system is reduced.

Old Y Blue Prints: Jack has them in a safe place. Paul knows a firm that will scan and digitalize all of the blueprints for a nominal fee. Jack and Paul will discuss and get back to us.

Finishing of Floors in common areas: Basement linoleum has long scratches and/or marks. Tiles in front door area are loose. Jack will have these looked at when John Vest comes in September to replace light bulbs. We will take this up in the budget process.

All residents are reminded that their assessment fee for exterior painting is due to Monroe Properties by September 1, 2018. Owners received notice of this earlier in the year. If anyone has questions, please contact Brian Hahl at Monroe.

We discussed the Monroe Property management arrangements and services. Jim will follow up and report back to us.

The executive board budget working session will be at Paul's on October 21, 2018 at 4 pm.

The next board meeting is scheduled for October 23 at 4 pm.

The last board meeting of the year will be December 2 at 4 pm. The annual meeting will follow at 6 pm in the lobby.

The meeting adjourned at 5:17 pm

Margaret L. Armstrong