

CEDARWOOD TOWNHOME CONDOMINIUMS

BOARD MEETING

VIA ZOOM

Tuesday, August 1, 2023

Present: Rob Boyle
Bryan & Dory Dannettell
Sami Corn
Elliot Stern
Nick Sledge, Toad Property Management
Kat Loughlin, Toad Property Management
Brandon Cvilikas, Toad Property Management

Brandon called the meeting to order at 11:38 a.m. and confirmed there was a quorum.

Brandon explained the purpose of the meeting was to discuss the water line and a potential special assessment to complete that work.

Nick said he had met with Dietrich to discuss the work required to provide an emergency shut off for water to the building. Rob said there was an original gate valve under the building but that had not been tested for a long time and trying it, without the ability to shut off water to the building, would be risky. Nick explained the work could be completed during the Summer at a much lower cost than attempting an emergency repair during the Winter months.

Brandon explained the cost of the estimated work was \$11,717 and the Association had built up \$8,000 for the replacement of the curb stop and a new galvanized line. Rob said the original contractor who had estimated \$8,000 for the work was no longer willing or able to do the work.

It was generally agreed the work needed to be completed including the replacement of the line from the curb stop to the main. Dietrich confirmed his estimate did not include work from the curb stop to the main line and that cost would be an additional \$3,000 to \$4,000.

Brandon suggested a \$1,000 special assessment, per unit, so the curb stop and galvanized line could be completed.

If the project was not going to be completed in 2023 Nick suggested having a new gate valve installed, in front of the existing gate valve, in case the existing gate valve failed to function. Elliot expressed concern about management fees, the cost of snow removal and the lack of support from Toad in getting a contractor scheduled earlier in the year. It was agreed to have a discussion about snow removal and Toad's management contract at the annual meeting.

Rob made a motion for a special assessment of \$2,000 per unit, payable by September 1, 2023, with the work commencing as soon as possible. Bryan seconded the motion and it was unanimously approved.

Sami expressed concern about Zoom meetings and said an in-person meeting would be beneficial. Brandon said in-person meetings could be scheduled in the future and he would do his best to save money for the Association.

The meeting adjourned at 12:01 p.m.

Prepared on behalf of Cedarwood Townhome Condominiums
by Rob Harper of Toad Property Management

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