

BELVEDERE HOA ANNUAL MEETING
March 23, 2022

The meeting was called to order at 7:00 PM.

Review & Approval of Summary of Annual Meeting Report

The minutes of the Annual Meeting were unanimously approved.

Financial Report for 2021

Bob Brockman reported that the operating income was greater than budgeted for 2021 by \$30,316.00.

Operating expenses were under budget by \$875. We benefitted again in 2021 by purchasing gas on the open market and locking in a price.

We funded the budgeted amounts of \$150,000 for the year and paid out of \$208,654.

Bob explained the need for an assessment, with emphasis on the rooftop expenses (anchors, cornice repair, etc).

Physical Plant Report

Steve Armor reported the larger projects over the last year including installation of the new awning, coal room structural repair, seal-coating the area in the back of the building, B-side freight repairs, replacement of the Reading Rd windows, installation of new roof anchors.

The new remote lot is under construction.

Major Projects Report

Peg Hilvert reported on several key projects that have taken place, covering safety, beauty, and functionality of the building. The top five are: 1/ drafting and finalizing of the Amended and Restated Declarations, 2/ finalizing the remote lot project/bids, 3/ managing COVID situation, 4/Website access to all residents, 5/Onboarding of the new building manager, Steve Armor.

Comments from Towne

Jay Hollmeyer expanded on Bob's comments regarding the expenses, assessment and expenses related to projects.

Issues/Questions/Comments

Jack Wolking asked about the company doing the windows and commented on the nice job they're doing. Jack also asked about the benefits of the remote lot in alleviating the congestion on Rose Hill Ave and Beechwood.

Jack asked about differentiating between owners and renters in terms of parking as well as about electric car charger. Jay responded that we're considering installing super chargers for electric cars.

Mike Rozow asked whether we've explored applying for historic preservation grants to help finance some of the updates to the building. Jay said that he'd look into this. Frank Meyer reported about exploration of this in the past.

Mike also asked about a generator in cases of electricity outages. Jay reported that it's a cost of roughly \$100,000 and that he'd investigate it. There was discussion about the pros/cons of purchasing one (noise level when they need to be run monthly). Mike Marshall asked if anyone had inquired of Duke about why the service would have been out.

Jack expressed appreciation for the complete nature of the current financial reports. He would like them to be readily available on the website (publicly). Peg suggested that it should be something that should be considered by the future board.

Jack expressed an interest in storage. Again, this is something that the board should explore.

Mike Marshall asked about the potential for having the B-side service elevator replaced. Tim Roberts asked about repairing the mal functioning of the doors opening/closing and if that was being addressed.

Pat King asked about a cost range for the assessment and Bob responded that it would be \$180,000 (~\$2500 per unit).

Nigel asked if we could install a dogie bag dispenser out back.

There was a concern about notices being placed at the elevators. Alternate HOA information posting will be addressed by the board.

One resident expressed an interest in a chair lift to go to the rooftop. Peg explained that the reasons for not having one a code issue included code, insurance, etc.

Mike Rozow asked about having a representative from the police force at the next resident's meeting and expressed concern about crime in and around the area.

Myra Overton asked about having the floors and rugs in the elevators cleaned better.

Kathy Silbernagel asked about better cleaning of the B-side freight elevator.

Election Results

Mary Littig reported that Pam Kuhn, Tim Roberts and Alicia Coggins-Harris are the newly elected members of the board.

The meeting was adjourned at 8:21PM.

Respectfully submitted,
Jean Silverstein
Secretary