

1077 *Greenleaf* Condominiums

Minutes Greenleaf Condominium Association Board Meeting Tuesday, February 13, 2024, 4 PM Green Room

Present: C. Ostrom, President; J. Langland, Vice President; J. Estep, Treasurer; D. Lawson, At Large; J. Hughes, Secretary (Remote); Guests: 5

Call to Order:

Ms. Ostrom called the meeting to order at 4 PM.

Minutes:

Ms. Ostrom called for a motion to accept the minutes of the January 2024 meeting as presented. Ms. Lawson so moved. Ms. Estep seconded. There was no discussion. A vote was taken and motion passed with all in favor.

Financials:

Ms. Estep presented the Financials for the period ending January 31, 2024. The Association took in \$13,639 in January for Assessments. All project bills for hallway redecorating and carpeting are paid. Referring to the Balance Sheet, Ms. Estep reported Total Checking/Savings of \$132,088 and Assets totaling \$211,778. She noted that the Balance Sheet can be referenced on the Association website.

Ms. Lawson moved that the Financials be accepted as presented. Ms. Hughes seconded. There was no discussion. A vote was taken and motion passed with all in favor.

Ms. Estep stated that Vice President Langland's signature needs to be added to the Association's account. *Ms. Ostrom moved that Ms. Langland's signature be added so signatures will include President Ostrom, Vice President Langland, and Treasurer Estep. Ms. Estep seconded. There was no discussion. A vote was taken and motion passed with all in favor.*

Re-application for a line of credit was presented. *Ms. Estep moved that the Association re-apply for a line of credit. Ms. Lawson seconded. There was no discussion. A vote was taken and passed with all in favor.*

President's Report: No report.

Committee Reports:

Maintenance (infrastructure/mechanical) – Mr. Griggs reported that he is pursuing obtaining quotes for the repairing surface of the front steps. Regarding patio steps on East end, those could be poured soon if warmer weather holds. Steps leading down to the grass should also be looked at. The committee was also looking at concrete by the bench.

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C. Ostrom, Mr. Griggs and J. Estep are meeting with Nate of R. Yoder in March to get on schedule with final stacks on river side and also clarify some issues on how we want brackets installed. There is a concern that no one is signing off at the end of the job. There was some discussion on stacks on the Boulevard vs. river side. Noting there is a difference on slope and difficulty reaching upper floors. The Boulevard side has more shade and not sure what that might affect.

Scheduled replacement of five plumbing pipes in the garage is also scheduled this year.

Maintenance (landscaping) - No report.

Maintenance (interior) – Ms. Lawson reported the final walk-through has taken place and all workers are out of the building. Concerning end of halls, she is having difficulty finding maker of compatible plates, but she will continue working on it. All ceiling lights have been replaced by Superintendent Harris. Regarding lights at the end of the halls, lights have been back ordered from manufacturer. The hall lights are now scheduled for delivery in early July. It was agreed to wait for lights on back order rather than look for new lights.

There was a concern about floor molding by the elevator on 2nd and 3rd floors. Ms. Lawson will call the floor installers to look at molding placement and reminded the board that flooring in front of the elevators on the second and third floors was difficult because workers had to put in a lift and build the area up.

Liaison – Ms. Rank reported that keeping hallway doors closed has been challenging. Doors must be kept closed for fire safety. We will have a work session regarding vital reminders.

Activities/Events – A Pub Crawl is scheduled this evening beginning at 6PM.

Communications – Ms. Lawson reported the committee has not had a meeting this year. We'll kick in the second quarter planning communicating building improvements to realtors, etc.

Ms. Robinson stated her desire to pass on Newsletter responsibilities and has put out a call for someone to step up. If no one willing to assume those duties, the Association may have to rely on the website for information.

Other Business:

Ms. Ostrom explained that in November 2021 the Board began discussion on owner, J. Wagner's non-compliance with By-Laws and Rules and Regulations pertinent to not supplying lease agreements for his properties and not repairing broken glass in a slider that has been an issue since 2019. In January 2022 the Board agreed to impose penalties and has been working on coming to a resolution since that time to no avail.

Ms. Ostrom met with Attorney N. McCaslin last week. Mr. Wagner, owner of Units 207, 304, and 309, has been served papers on a judgement. He has 20 days to respond to the judgement for Minutes – Greenleaf Condominium Association Board Meeting - February 2024

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repairs needed and assessment and fines incurred for not providing copies of current lease agreements as specified in the By-laws and structural repair in Unit 304 as specified in Rules and Regulations.

If he does not respond to the judgement within 20 days of receipt, the Greenleaf Condominium Association can file a foreclosure and/or lien to be filed in Elkhart Circuit Superior Court – VERIFIED COMPLAINT FOR MONEY JUDGEMENT AND FORECLOSURE OF LIEN – and will officially file in 60 days.

Infractions as of January 31, 2024:

Unit #304, \$1,000 – Not providing current lease agreement for #307

Unit #304, \$1,000 – Not repairing structural damage for broken double pane glass on sliding door for #304

Unit #304, \$3,250 - Accrued penalty (\$250 per month beginning 1/1/2023)

Ms. Ostrom called for a vote to file a complaint against owner, James Wagner, for money judgement to satisfy the assessments and penalty and repair structural damage. If not compliant the Greenleaf Condominium Association will begin the process of foreclosure of lien on each separate property owned by James Wagner. In accordance with the By-laws, interest and attorney fees will be included in the judgement foreclosure process. All Board members voted in favor to proceed as stated in accordance with the By-laws.

Ms. Estep brought up the matter of the interior lobby door that was recently adjusted to close more slowly. She feels this is a security issue allowing too much time for others to enter.

Ms. Estep made a motion to have the inside lobby door put back to its original 50 second closure speed. Ms. Langland seconded. Discussion ensued. Ms. Estep amended her motion to have the door timed for 35 seconds. A vote was taken and motion passed.

Owners Forum:

Owner expressed concern about a shaky railing on the East end. Some railing brackets need to be connected and matter will be resolved.

Concern expressed about Mr. Harris starting some noisy jobs before 8AM. Ms. Ostrom will discuss with him.

Ms. Ostrom adjourned the meeting at 5:02 PM. Next meeting set for March 12.

Respectfully submitted:
J. Hughes, Secretary