

Birchbrook Manor Condominiums Hoa Board Meeting  
January 19, 2016  
Meeting time: 6:30  
Vistors: J. Robertson Unit #XXX

- J. Robertson's suggestions for enhanced communication within the residence.
- bc of incidences occurred she feels like in the last 3 years that some things could have been done.
  - Ex: Water last year bc felt not informed.
  - suggestion 1- we can use the portal that people can go to see whats going on. like a go to it remotely
  - suggestion 2- app "next door" only the people that use it you can but don't have to. Its only for residences in your community. Free and you opt into it. Ex: Birchbrook one to communicate resident to resident or the community update. Not everyone one would use but it could be an added outlet for convenience.
  - Darlene questions: who would be responsible for use.
  - Tina suggests to use email bc its will only have owners on it (Tina has no problem doing it.)
  - NMC will look into it and see what steps to take to move forward on additional communication.

Approval of Prior Meeting minutes a copy of the 11/9/15 needed.  
Accounts receivable /collections- to be covered at the meeting.

#### UNFINISHED BUSINESS:

- Coinmach contract-waiting on installation in possibly next week or Feb of 15 buildings for 7 years contract but yet has sent a reply to NMC. Make sure there is notice prior to installation.
- Carpet cleaning for premier moved to spring tab for the cost of \$70. -APPROVED
- Antenna in unit #XXX to receive certain programs that is temporary. They are missionary to a foreign country. It is not attached to the building and it is not permanent- BOARD will ALLOW

#### NEW BUSINESS

- Option to have new light fixtures \$17 each if bought in bulk and Day Electric can install for \$285 or postpone it til March bc of the telephone incident.
- Zoning info for 8 stories. They already got approved for 5 stories. They possibly will do 4-6 stories but they have yet to give us additional info. No one is supporting it at this time.
- Replacement Windows- What is the policy on color - For owners replacing windows? Board suggest we have an official policy for owners
- For safety purposes bc of recent firetrucks- no over parking or driveway parking. Request for the association to request a sign to not park in driveway for safety purposes. The request has to come from a resident. (Dallas Streets)
- Internal Hallway windows -D. McMillan request to get them washed.

PROPOSED MEETING DATE: March 15, May 17th, July 19, Sept 20th, Nov 14th (Changed from Nov7th), Nov 15th(Changed from Nov8th bc it was election day)