

**Minutes of the Docks on Old River  
Board Meeting January 5, 2019**

Kent called the meeting to order at 9:00 am. Attendees included Amber McGinley, Kent Ball, Dan Klug, Stewart Fredrick, Jason Lovett's, Ben Hutson, and Rick Plourde. Deanna Hannigen (7B) attended by phone.

Proof of notice was provided. The meeting was posted on site and emailed to owners.

Reading of previous minutes: reviewed by all  
Motion to approve - Dan and Stewart and Kent

Reports by officers and committees - current balance sheet

Checking and savings

Assessment due in two parts...Jan and April

This balance sheet was through Dec 31...appears 6 or 7 have paid first half in Dec and 13B McGinley has paid in full

Thoughts on old checking account with \$2000 remaining in it.

Assessment: Jan and April and now putting reserve money in older account to build reserve.

Make monthly entry to the reserve so we can see it outside regular operating account.

We will have  $27 \times \$3000 = \$91,000$  on assessment for funding needed projects previously discussed. This will clear out quickly so don't need to move reserve.

Would be good idea to have separate report showing the spend against the \$91,000.

There is automatic late fee if unit does not pay assessments on time! If continue not to pay then we can take further action.

Late on dues below and will be notified of late fees:

11C

11B

12B - gentleman passed away, so this is battle and no one is paying.

14A

8A - thought was sold but hasn't

Late fees are applied monthly and they will be notified they cannot use common area/pool etc.

Leaks

Water leak - a couple weeks and took a few weeks to determine cause. Leak detection company had to come out - then got plumber out and it was repaired. It was busted pipe possibly caused by setting.

leak at pool after summer ended - caused by bad plumbing job done years ago - fixed and sent for sewer refund stating cause and repair

New business:

MASTER KEY

All units on master key - have to do this to avoid penalties with Fire Department.

A1 Service used at another unit.

List will be made an email will be sent to owners regarding date they will all be done. Letter to be sent within the next week!!!!

13B and 15B would like keypad so we can call on our own - Ace Locks knows our system.

#### PIPING

Fire inspection meeting was going to be Monday for sprinkler system but they cancelled. Piping in attic is scheduled for next year, fist floor this year. Getting inspector out there to inspect the attic due to need of rusting from outside to inside.

bid after review said interior did not need to be replaced with the exception of one unit so quotes are for exterior and they will review interior based on assessment.

Living water: ~\$12,000 and includes coating for salt protection

Holler Systems inc: ~18,770

Review differences in bids:

No Sheetrock work would be included if anything is needed inside.

If we can put coating on parking lot for only \$1500ish we should just do it - we will add to quote and approve.

Approve Living water based on Jan assessment money -

Approved by board with 100% approval vote. Motion by Stewart and second by Dan

Kent signed quote 1/5/2019

Kent will be getting quote for attic!

#### PAINTING PROJECTS

Review quote for painting

Stairwells and landing - power washing and painting \$6000

Decking and framing \$12,000

Elevator areas \$3800 (under elevators...beams with wooden decking but all that is yellow including walls and trusses)

North end of building by water - north wall of 15units...\$2700 of that \$1400 is for power lift to do the work

Dan said what about area where AC units are...it is also gray so needs to be included - Stew to confirm Railing needs to be addressed!

Would have to be after second assessment but stairwells needs to be done while not a lot of people are there.

Motion to do all but \$12000. Dan moves, Stewart seconds. Vote: approved by all 100%

WiFi -

Cox said needs to be reworked.

Cox was 17.80/month and now 21/month

harbor will give quote too

Amber to meet with them on 14th

Key concepts have tried existing rule updates.

Rick to update rules per last minutes if approved.

Laminated copy to be delivered to owners on 2 pages. Change 4 to 'from the owner' not 'by the owner'

Kent motion to add 5 rules under pier and add \$100 fine/day fine. Rick second - vote 99% approval

Add 3 day rental minimum

Jason motion to 3 day rental. Rick seconds 100% voted in.

#### WALK INS

Looking into rotten siding on balconies - do one test 13C and 14C - wood not hardy plank. Stew to talk to painter as test and see how it goes and then revisit next meeting. Replace with hardy board consistent with lap siding on building. 11C will be test condo.

Roof - 3 tab was replaced in 2005...

Pool furniture and make the place look better to be discussed later.

Next meeting April 27th 9am

Adjourn