**Safehaven Minutes for Monday, May 23, 2016**

**Directors present:** Karol Fink, Will Peters, Carolyn Sprague, Tom Atkinson, Dale Curda

**Absent/Excused**: Sandy Shoulders, Kim Kloecker **Present shareholders/guest**: Jerry Allen and Mary Story (Mary Zamorski’s family members)

**Present**: Emily from Snow’s

**Called to order**: 6:00 p.m.

Tom moved to approve the April 25, 2016 minutes. Passed by unanimous consent.

**Owner’s Forum:**

Unit #32 will replace some windows and requested window policy. Emily will email the policy to Jerry.

The names on the certificate of occupancy are Mary Zamorski, Jerry Allen and Mary Story.

Jerry and Mary will be selling unit #31 when the estate is settled. They were wondering if they could advertise the current parking spot with the unit because they were told long ago it wasn’t guaranteed. No one on the board really knows how parking spots were assigned previously. Karol felt that one of the other neighbors may be interested in that parking spot and volunteered to check with the neighbor. The board did discuss how Safehaven wouldn’t guarantee parking spots in perpetuity given the possible need to accommodate a physical disability or a senior. Karol will report back to the board and then communicate with Jerry.

**Officer Reports:**

**Financials**

* Property tax assessments will be due July 15 and second payment August 15.
* Will is planning on meeting with the accountant about designing a capital improvement plan.

**Vice-President report:**

* NA

**President report:**

* NA

**Boilers:**

* Ameresco added 7 data loggers and results for April 22 – May 10th  were reviewed. The reading show the boilers are safe from “thermal shock.” The results from the data loggers will help figure out to make the system more efficient.
* A water sample from boiler was tested. Ameresco is conducting a cost benefit on the need to treat the boiler water.

**Water supply**

* Many of the hose bibs were not hooked up. Intelligent Design, under Tom’s supervision, connected all hose bibs. Leak under unit #19 was fixed.
* Intelligent Design will finish the water hook up for the recreation room and laundry rooms.
* Safehaven plans to rehab lawns and sidewalk and the pavement on south alley way that were disturbed by the water project.
* Tom shared bid from dirt work for the water lines. Karol moved to approve A+ Home Services, Inc bid for $1,500. Carolyn seconded. Pass unanimously.

**Crawl space/TURTLs**

* Safehave will be adding crawl space access to all but one residential building via TURTL.
* Reviewed pictures of footing in units 23-26 to talk about TURTL installation.
* Mike Anderson, a structural engineer, is meeting with Tom May 24th to discuss TURTL installation.

**Recreation hall use improvements**

* Tabled.

**Sidewalks on North end**

* Northside would like to install U-shaped concrete path. Larry is working on agreement among the residents on the northside.
* The board would like to also connect other paths on the south side and fix the areas that were disturbed by the water project.
* Larry will be working on getting contractor bids and will oversee the work. If you have any concrete concerns, please let Larry know.

**Asphalt**

* Emily is getting bids for asphalt replacement due to the waterline work.

**Roofs**

* Tom does not have the capacity to oversee the roof project this year. A volunteer will need to decide which roofs need to be worked on. Then coordinate and supervisor the work of the roofer. Tom will forward bid information to Will who will follow up with roofer.

**By-laws rewrite status**

* Dale will follow up with Nancy B and Sandy.

**Next meeting:**

* Then the fourth Monday of the month: Monday June 27, 6 pm.

**Adjourned:**  7:20 p.m.