

Minutes  
**101 9<sup>th</sup> AVENUE CONDO ASSOCIATION**  
2021 ANNUAL MEETING  
June 15<sup>th</sup>, 2021

---

**ROLL CALL:** Homeowners present were Zach Manzella, Aaron Weaver, Kevin O'Leary, Yale Metzger, Ron Perry, Loretta Bickley, and Rebecca Maxey.

**PROOF OF NOTICE OF MEETING:** The proof of notice was reviewed.

**2020 ANNUAL MEETING MINUTES:** To approve the minutes as amended by the suggestions of Lori Buckley, Yale Metzger moved to approve the amended minutes. Aaron Weaver seconded and the minutes were unanimously approved.

**MAY 2021 FINANCIALS:** N/A.

**PRESIDENT'S REPORT:**

- Tall Trees is to be contacted to procure a quote to prune bushes and trees.
- The association sign remains in the same condition. Owners are to provide any name changes or updates to Yale Metzger. The sign should also be cleaned.
- The lights in the planter boxes were recommended to be abandoned.
- Hedges in the alley way were pruned by Yale.
- Planter boxes are still in disarray. Yale discussed replacing the boxes with paver boxes. Landscapers could not commit due to COVID. Yale will revisit this.
- Rebecca Maxey's unit is still quite hot. Yale found a product that you can place on the roof to help reflect the heat and may help cool her unit. Yale recommends the association experiment with this product to confirm if it works.
- Yale has received many compliments on the security gates.

**UNFINISHED BUSINESS:**

- Sealcoating: management will ask the contractors to update their bids and will send them to the board for approval.

**NEW BUSINESS:**

- Towing Company: the association is frustrated as the company is nonresponsive and slow to tow. Yale recommends the association should change towing companies. Aaron Weaver suggested the association place a sign in the lot stating, "No Hotel Parking, You Will Be Towed."
- In the alley, there is a galvanized pole with an electric meter attached which is city owned. It has been in place since the 1980's. It powers the streetlights nearby. It was hit this winter by a snowplow which damaged the underground wiring. DOT managed to get the lights back on, but there have been no lights North of "A" Street since. DOT will need to block off the alley to repair the meter which will obstruct parking for four owners whose parking spaces are in the alley. The load center is on 101 9<sup>th</sup>'s property – no easement has been granted in the past. It is shortening parking area and snow storage areas. Yale contacted DOT; they agree that they are trespassing on the property. There are two solutions. They could either purchase an easement or move the load center. DOT has offered approx. \$4,000 for an easement on 101 9<sup>th</sup>'s property. Yale countered the offer asking for the amount it would cost to relocate it - \$10,000-15,000 which the city declined. The board has reviewed this, and all agrees the DOT should relocate it unless they wish to offer more than \$4,000.
- Handrail: the handrail has been hit again despite being replaced last year. Yale Metzger will negotiate with GEICO to have it replaced.
- Windows: Yale inquired if owners are experiencing window issues or concerns. He asked that all owners report any repairs or replacements that may be needed to management.
- Doors: owners were asked to report any door concerns to management for repair.
- Hotel: the management has changed, and the upkeep of the hotel grounds have severely declined. Yale has brought this to the attention of the new manager in hopes it will improve.

**ELECTION OF OFFICERS:** Loretta Buckley moved to reelect the current officers. Rebecca Maxey seconded, and the motion carried unanimously. The positions will remain the same.

Predient: Yale Metzger  
VP: Aaron Weaver  
Sec/Tres: Ronald Perry

**ADJOURNMENT:** With no further business to discuss, the meeting was adjourned at 6:21pm.

Respectfully Submitted,

Paige Stauffer  
Association Manager