

HOP February 27, 2025 Board Meeting Minutes

Call to Order Time:	5:07PM
Confirmation of Meeting Notification:	Yes
Establish a Quorum:	Dave, Marc, Carey, Mike, Dan & Tim
Approve Prior Meeting Minutes	No

Agenda Items:

HOP hosted the Zoom meeting. Motion by Carey to approve the \$160/yearly Zoom subscription for the HOP office was seconded by Dave and unanimously approved.

Discussed the relining of the 14 sewer stacks at a cost of \$198,200 by Blue Works as well as the manufacturer's warranty (covers material failures) and the installer's warranty (covers installation issues). There may be additional costs such as access panel installation and drywall repairs. Marc will contact Blue Works tonight to secure the end-of-the summer scheduling slot for the project. He will also obtain the full written warranty. Blue Works will provide detailed project schedule and communication plans for unit access and water shutoff timing. The project timing has been reduced from 12 weeks to 8 weeks. Marc confirmed that we have the funds for the project and that the Board has done due diligence on the contractor's reputation and insurance. Carey made a motion to approve this project, was seconded by Dave and was unanimously approved.

Our lightning rod was certified (after repairs from Helene were done by Dave and Marc) and the yearly inspection cost of \$795 was approved at the February 12th meeting.

The Board made it mandatory that all balcony tiles be removed by the end of the year. Our Guidelines/Rules state that no tile or carpet can be used on the balconies. Notifications will be sent, by Ameri-Tech, to residents requiring the tile removal. Board will verify By-Laws and seek legal counsel about enforcement. Motion by Dave and seconded by Carey and was unanimously approved.

The Mobile Text Alert has about 95% of the residents keyed into the system. Ellie plans to send the first text alert next week. One resident, (who decided to opt-out) will be contacted to verify the decision.

Cont'd.

New Business:

Board requested that residents be contacted regarding emergency unit access and key requirements. Floor monitors will reach out to residents to find out contact name of individual(s) who has access to their units when they are out of town. This information will then be placed in the secure resident box.

Cooling tower re-piping is a future project we need to take action on. Tim suggested we reach out to Ray's Engineering as we need engineering drawings to provide to the city before permits are issued. The Pipe Task Force will take the lead on this project.

Board decided to obtain two more quotes for the repair and relining of the pool.

Cary motioned to adjourn the meeting; seconded by Dave.

Adjournment Time: 6:15 PM