

Nautica Soundview Condominium Owners Association in Everett, WA

Regular Board Monthly Meeting Minutes

November 18, 2021 6:30 PM

I. Opening Business

- A. President Bill Weber called the zoom teleconference meeting to order at 6:32 pm.
- B. Directors in Attendance: Bill Weber, President Eric Ringstad, Treasurer Mike Borden, Director Laurie Vandermay Secretary Quorum YES
- Officer: Kathy Greenwood, Asst. Treasurer (non-voting) Manager: Tom Gish, Jr.

II. Owner’s Forum: Marissa Quan asked for status on when the courtyards will open. Bill advised there are safety issues to resolve.

III. Reports

- A. The September Meeting Minutes were emailed to the Board on November 11, 2021, so were not read aloud.

Date	Type of meeting	Method	Approved/Corrections
Oct 21, 2021	Exec session and Regular	Teleconference	Accepted as amended, see below amendment.
Oct 21, 2021	Budget Ratification	Teleconference and in person	Approved
March 18, 2021	Annual Meeting	Teleconference	Hold for owners’ meeting*

Amended: Bill Weber called the regular meeting back into session at 7 pm and moved the meeting into Executive session for a hearing with acct. 25057. A fine for a pet violation was discussed. No changes were made to that fine. Owner asked to review other past fines and late fees. Tom Gish, Jr. reviewed those for the owner. As 7:15 pm, the Board met with the owner of account 28135 regarding hard-surface flooring installed without prior board approval. The board had since received the form and agreed to waive the fine once copies of receipts for flooring materials were received by the President. The owner agreed. Bill Weber adjourned the meeting at 7:26 pm.

- B. Financial Report from Port Gardner with reconciled balances as of October 31, 2021.

Account Name	Balances \$
Operating	103,791.11
Regular Reserves	115,250.76
2020 SA Reserves monthly assessments (less \$42,792.07 to PBE 11/11/21)	89,485.81
2021 SA account	132,902.02
Total	441,429.70
Construction Loan Payment October	6367.79
Loan Payment due November 12	6421.98

Note: Tom Gish, Jr. will send pre-lien letters to nine owners with accounts past due over 60 days.

- C. Fund Transfers (approved by two directors):

Date signed	Amount	From account	To account	Payee
10/22/2021	\$10,286.75	3149	7200	J2 Consulting Env. Consulting
11/11/2021	\$42,792.07	6897	7200	Pacific Building Env. Pay App 12

- D. Expense Reports – none

IV. Unfinished Business

- A. **MOTION:** Laurie Vandermay moved to approve the following board decision made by unanimous written consent.

Date	Description of Decision	Ratified
10/22/2021	Voting by email the Board approved changes to the CIT Bank Corporate Resolution for Association loan. Changed amount to \$300,000 at the direction of Chris West at CIT. Form was signed and notarized.	Carried.

B. Construction Projects

1. Envelope project - work by PBE nearly completed. Doing pickups. CIR still working on B building roof caps. A building caps are complete.
2. CIT Bridge Loan – waiting to hear back from bank.
3. Railings across A courtyard. Estimate from McLeod. \$14,199.20
4. Lights at emergency exits in courtyard – J2 looking into. Need to have exit signs by the courtyard doors and the stairwells.

C. General Maintenance

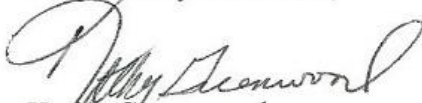
Contractor	Statement of Work	Estimate	Approved	Scheduled
Thyssenkrupp Due 10/21/2021	L&I findings (1) Make elevator intercom operational on auxiliary power (2) Provide Cross Head Data Tag	Got extension from L&I til 11/21 Tom will check in with TK		
Cronk	<ul style="list-style-type: none"> • Drywall repairs in B610. Postponed. New leak this month. • Drywall repairs in A Lobby postponed per J2 due to water in courtyard above. • A-601 window wraps. 			Cronk to do window wraps.
HS Wold	Paint back wall			Waiting for good weather.
Goldfinch	Evaluate windows Live/Work			Tom asked GF for estimate.
J2	Water leaking under the 2 nd floor courtyard door. Need to create a new drain. Need to raise the threshold.	Bill talked to Sergey about carpet squares.		J2 to create a spec.
Sergey	Carpet 2 nd floor B hallway	Bill talked to Sergey.		
?	B Building 5 th floor North stairwell missing number sign.	Action?		
?	A105/106 courtyard missing drain cover.	Tom		

D. Policy

1. Alteration of units – Tabled at May meeting. Keep it on the table.
2. Requested legal review our Enforcement Policy under their offer to do for no charge. Submitted June 16. Pending.

- E. Window glass replacement for Live/Work Units. Laurie moved to evaluate the Live/Work units for window glass replacement as a separate project and get estimate. The motion carried. Tom Gish, Jr. will contact Goldfinch Bros for estimates. In process.
- V. New Business
- A. Flooring application for B-604. Laurie moved to accept the application from B-604. Mike 2nd. The motion carried.
 - B. Locking device for A-404. Satin finish electronic device. Fingerprint activated. Mike moved to accept the device. Laurie 2nd. The motion carried.
- VI. Closing Bill Weber adjourned the meeting at 7:13 pm.

Respectfully submitted,



Kathy Greenwood

Assistant Treasurer for Laurie Vandermay Secretary

Approved as submitted at the board meeting on January 20, 2022