

MINUTES OF MUTUAL 22 MAINTENANCE MEETING
THURSDAY, APRIL 16, 2020, 1:00 P.M.
ZOOM MEETING

President Michael Kiefer opened the meeting at 1:00 p.m. All three board members were present: President Mike Kiefer, Secretary-Treasurer Maureen Lawson and Vice-President Nazli Monahan

MOD officers present were Rick West, Building Maintenance Manager and Kelly Maki, Board Services Coordinator

Mick Marshall and Ping Tse from the roofing committee were also present.

Minutes:

The following motion was passed: it was moved, seconded, and carried to approve the following minutes: December 17, 2019, Quarterly Meeting and January 10, 2020 Executive Session Meeting

Members Forum: No comments were made during the members Forum.

Maintenance Items:

1. Roofing Project: The Board thanked Mary Jane Kiefer, Mick Marshall, and Ping Tse for their homework on the roofing project. Mary Jane brought up many good questions on the roof warranty, color, type, and if solar tubes, skylights, and solar panels can penetrate a new roof. The board discussed postponing replacing the roof and doing a roof tune up for about \$30k. A motion was made to direct Rick West to get estimates for roof tune ups beginning with the duplexes.

Moved, Seconded, Carried 3-0

2. Painting Project: The painting project is deferred until 2021.

3. SB326 Inspection Discussion: Rick West stated the estimated costs for inspection the balconies will be about \$500 each and about \$1000 per level to inspect the breezeways. The best price to

complete these inspections, not including any damage found. Will be around \$169,500.

4. Helsing Report: The board discussed the Helsing Report and the need to do partial and minor gutter replacement this year.

5. Financial Report: Due to the current finances of M22 the board discussed postponing painting until 2021 and postponing roof replacement until 2025. Roof tune up bids will be considered by the Board at their next meeting.

Adjournment:

The meeting adjourned at 1:59 p.m.

Next Meeting will be in June 2020, date to be advised. This meeting will be the Annual Meeting followed by an Organizational Meeting.

Respectfully submitted
Kelly Maki
Assistant Secretary
Mutual 22