

**WireWorks Condominium Association
Executive Board Meeting
January 28, 2016
Minutes**

Call to Order- The meeting was called to order at 6:29PM. In attendance was RMM Management member Ann Marie Fahringer and Board members Fred Cusick, Laurie Cannon, Jed Masloff, Joe Kilbride, and Kathie King.

Old Business

1. **Carpet Selection-** replacement tiles for the lobby carpeting have been discontinued. Carpet samples previously selected are also unavailable; Management will continue to research replacement carpet samples.

New Business

1. **Attorney Letter-**
Questions –
 - a. 313 Project and discussions: no new issues; will consider any issues regarding impact on WWHCA as they arise.
 - b. Corrective Amendment – The Board approved to further discuss with the attorney the need to amend the documents to reflect that any new Unit owners must reside in the Unit for a term not less than two years. Ann Marie to discuss with the attorney and advise of next step.
 - c. The Board review an email from a Unit owner regarding subleasing. The Board disapproved of signage posting on the exterior of the building regarding subleasing.
2. **Rules & Regulations Amendment** – The Board review the current R&R and approved the revisions as recommended by Management. The attorney will prepare the amended Rules that will be given to all Unit owners.
3. **Key Fob Distribution Policy-** discussed as part of Rules & Regulations.
4. **Smoke Head Installation** – Ann Marie will continue with new smoke head installation on the remaining floors.
5. **Hydraulic Life Repair** – loading dock repair \$1,600.
6. **Awning Replacement** – The awning is 6 years old and has not held up. Maintenance has been patching the awning; however, a professional is needed to make more in depth repair. The Board discussed the cost for professional cleaning and repair to extend the life of the awning vs replacement. Ann Marie will speak with Steve from WWDC for any other ideas.
7. **Race Street Cornice Repair** – Repairs are needed; waiting for pricing.
8. **3rd Street window work (phase 3)** – out for bid.

Financials

1. **Budget Comparison/ General Ledger** – The financials for January 2016 are on target. The Board reviewed all expenses for 2015 year.
2. **Reserve** – We continue to contribute to the Reserve. The current balance is 120,000.

Executive Session

1. **Delinquency-** The Board reviewed the current list of delinquent association dues. A number of delinquencies have been collected. Management, under the Board's direction, will continue to pursue delinquent fees per Wireworks policies.
2. **Marcus & Hoffman Update**
3. **Unit Owner Correspondence**

These Minutes are not intended to be a verbatim transcription of the proceeding and discussions associated with the business on the Board's agenda; but rather, is a summary of the order of business and general nature of testimony, deliberation, and action taken.

Adjournment: 8:02 PM

Next Meeting: February 28, 2016

Respectfully Submitted,
Kathie King