

Wireworks Condominium Association
Executive Board Meeting
June 20, 2022
Minutes

Call to Order - The meeting was called to order at 6:35PM. In attendance was RMM Management member Ann Marie Fahringer and Board members Kim Takacs, Alex Balloon, Joe Kilbride, and Rich Mattio.

Information Items

Dumpster for Cleanout - We were unable to obtain a dumpster for May due to a lack of availability. Management did not want to proceed with a permit from the City without a confirmed dumpster. The decision to hold another cleanout will be pushed out until the fall.

Floor Update - C level floor work is complete, and the trim installation will start the last week of June. Second floor is almost complete but after this week the flooring company will be at another job for 2-3 weeks. This gives maintenance a chance to catch up with trim and painting work and touch up punch list.

Signage - As was done with the first floor, new signage will be installed to match floor/paint updates. Management is deciding if maintenance has the capacity to install the signs and save WireWorks roughly \$1,200.

Old Business

Electric Panels - The building is almost at full compliance with only three units left to upgrade.

New Business

Sprinkler Inspection Deficiencies - Our inspection revealed the building needs new fire extinguishers which comes at a cost of \$4,179. The city has postponed their building inspections since covid and is now inspecting city buildings again. The city inspection revealed several deficiencies including the fire extinguishers, new metal latches on all fire tower doors, removal of the mirrors in the meeting room and the possibility for our wet/dry standpipe system to be converted to wet only. The conversion to all wet system is a large undertaking and management is working with our sprinkler company to investigate.

ADA Front Door - Management is looking into options to bring our entry door up to ADA standards. This needs to be achieved without sacrificing security.

Financials

Budget Comparison/General Ledger June – The financials were reviewed and are on target. Our reserve balance currently sits at \$34,300.

Executive Session

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.

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: 7:40PM

Next Meeting: TBD

Respectfully Submitted, Rich Mattio