

# Cezanne Condominium Homeowners Association, Inc

## Annual Meeting Minutes

December 6, 2021

Meeting began at 4:02 PM.

### Introduction of the Board of Directors:

President: Brian Sledge  
Treasurer: Barb TerLouw  
Secretary: Gail Gnirk  
Member at large: Michelle Will (Resigned)

### Introduction of Heritage Property Management team:

David Caldwell, Barbara Butzen and LeoLa Hodson

Members present: Barb TerLouw, Gail Gnirk, Brian Sledge [3 units], Michelle Will, Jennifer Bauer, Stacie Becker, Colleen Gallagher, Janell Gear, Barb & Mason Owens. [11 properties represented]

2020 Minutes were approved as written. M/S/C 0 Opposed. [HPM will post the approved minutes on the website.]

### Old Business:

- Special assessment was to pay for the replacement of the cooler lines, address the trees, and parking lot repairs. The HOA had cooler lines replaced.
- The HOA had some trees removed.
- The HOA has gathered a bid for the parking lot repairs, however it is outside of the HOA's budget at this time.
- There are many stucco issues to be addressed as well however, vendors are not available with all of the building taking place in the valley at this time.
- Boilers and furnaces are a big concern and replacement of either will require a large portion of the reserves.

### New Business:

- Discussion about Short Term Rentals.
  - Survey was sent out with the Annual Meeting packet however, only two were returned.
  - 8 homeowners returned No votes toward short term rentals.
  - Comment made that the instructions were vague with no time limit set.
  - Comment made that Cezanne is not a hotel, it is a residential area.
  - Board to decide whether another survey will be mailed with explicit instructions.
  - HPM is diligently searching for Grants to help offset costs for parking lot repairs and other grants that may be available.
- Boiler C experienced some difficulties over the Thanksgiving weekend, rendering 11 units without heat and hot water.
  - Numerous calls were placed to plumber, to no avail.
  - Discussion about the Fire Department doing practice drills at the HOA
  - Noise when heat turns off is now occurring, didn't happen before FD was there. Brian still investigating.
  - Gail has offered to contact the FD to explore the extent of the drills that took place at the HOA.
  - Request was made to change plumbers however, there are limited plumbers available and none will provide service to the HOA.
  - Roberts Plumbing in the past has advised not to repair/replace the boilers as it will likely bring up other issues.

Presentation of 2022 proposed budget:

- Move \$20.00 from Reserve to Water section.
- Motion to approve the 2022 Budget as amended. M/S/C [HPM will post the approved budget on the website.]

Other business:

- Suggestion that the HOA have a preventative drain clean out near unit #12 to avoid issues as well as # 26, 2 times per year.
- Brian had the clean out pipes scoped in the Spring of 2021 and the pipe at clean out #26 was clear.
- #12 Clean out is the problem with low spot in line before the line enters the city line.
- Two Clean-outs were augured in Spring of 2021
- Brian advised all to not put baby wipes, feminine hygiene products, grease or tennis balls down the drains.
- Water Bills have increased, Two meters being monitored. Meter #1 shows very little fluctuation and appears stable, Meter #2 is not consistent and is not stable, greatly fluctuating month to month.
- Leaking toilets can contribute to wasted water and higher consumption.

Nomination of Board Members:

- The floor was open for nominations.
- Jennifer Bauer was nominated to replace Randi and elected.
- Motion to accept the slate of directors: Brian Sledge to continue as president, Gail Gnirk to continue as Secretary and Barb Terlouw to continue as Treasurer. Michelle Will resigned from Board. M/S/C 0  
Opposed

The meeting adjourned at 5:16 PM

Minutes taken by  
Barbara Butzen & LeoLa Hodson  
Heritage Property Management