

**GLENABBY CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS SPECIAL MEETING
April 12, 2022 | 7:00 PM | via ZOOM**

Call to Order

The meeting was called to order by Rod Holm at 7:05 PM. A quorum of directors was established.

Directors present:

Rod Holm	President
Andi Allen	Treasurer
Joe Santillo	Secretary
John Phillips	Director
Jim Pace	Director

Associa Representative present:

Lisa Bloomer	Executive Manager
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Item: Vendor Selection for Roofing Project - Phase 1

The final quotations and data from Muth & Company Roofing, Inc. and Roof Revivers were reviewed and all questions/concerns of board members were addressed. After the discussion, J. Santillo made a motion to select Roof Revivers for the project and proceed with Option 2 (buildings 10, 11, 12, 15, 16, and the Clubhouse), with 6" gutters and 3" x 4" downspouts throughout, and gutter guards installed on the tree line side of buildings 10, 11, and 12. The total cost for the contract is \$257, 025.05 (per Roof Revivers' quotations of 03/03/2022 and 04/07/2022). The motion was seconded by J. Pace. All in favor, the motion carried.

L. Bloomer committed to notifying the vendor that evening and to drafting and distributing the contract. The two board contacts listed on the contract will be R. Holm and J. Santillo. A. Allen will issue the check for the 35% down payment due within ten days after signing the contract.

Item: Monthly Assessments

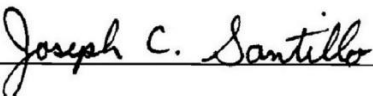
J. Pace noted that several unit owners were having difficulty with making payment due to the change of banks and the new address to send it to. L. Bloomer noted that this information has been posted on TownSq. several times, but she would post it again that evening. She also committed to looking into any late fees related to this and removing them if possible.

(Note: after the meeting, L. Bloomer noted that she had been removed from Glenabby items on TownSq. and would not be able to complete the items above. R. Holm contacted Jazmine Maughmer, Glenabby's current community manager, asking her to post the information and investigate removing any late fees related to it.)

Adjourn

A motion to adjourn at PM was presented by J. Phillips. The motion was seconded by J. Santillo. All in favor, motion carried.

Submitted by
Joe Santillo, Secretary



Date: April 27, 2022