

## Terraces HOA Meeting 5/3/2021

### 1. Rules and Regulations

- Mark to put together a baseline for review at the next HOA meeting (focus on parking rules).

### 2. Insurance Overview

- *Deductible is currently 5K.*
- Matt recommends not going through insurance for anything just over 5k.
- *Next year we should consider upping the deductible to 10k.*

### 3. Terrace

- *Team agreed to relocate 2 of the rooftop chairs to the 3rd floor vs. purchasing new chairs.*
- Colette to work on replacing 3 rooftop chair cushions.
- Colette to work with Theresa on determining if the cushions can be dyed vs. purchasing new ones for the entire rooftop.
- Colette working to replace 2 dead trees on rooftop.

### 4. Maintenance Issues In Progress

- *North building parking overhang and building B stairwell gaps to be completed this week or early next week.*
- *Electrician to arrive on Tuesday May 11 to adjust hallway/stairwell lighting timers and determine if replacing current lighting system (motion sensors) is viable.*

### 5. Maintenance Issues Completed

- *Nothing to report here.*

### 6. Maintenance Issues Not Resolved

- *Bids for Gate maintenance/safety barrier installation underway.*
- *Team agreed that Ron would attempt to repair only the section of the rooftop railing that is peeling (vs. stripping down, priming, and repainting the entire section) as a short term solution.*
- Matt is working on bids from Jan Pro and Ron to pressure wash hallways and stairwells.
- *Team agreed to hold off on crushed down spouts until end of summer.*
- Matt to work on getting the broken/cracked/fallen stone pieces along the south side of building A repaired.
- *Matt to work on getting wooden tiles on the rooftop repaired/aligned.*

**7. HOA Owner Get Together on Terrace**

- *Date still TBD, tentative date is July 16th but this may be too late (too hot).*

**8. Additional Items**

- *Team agreed that any garage keypad or garage opener repairs do not have to be approved by the board.*
- *Team agreed to pay past due Acer invoices.*
- *Next meeting tentatively scheduled for June 2nd.*