

MCCA November 20, 2024 Board meeting minutes

Call to order and determination of quorum: The November regular meeting of the Moreland Courts Condominium Association Board of Directors was held remotely via Zoom on Wednesday, November 20, 2024. In attendance were President Gordon Wean, Vice President Jessica Schreiber, Treasurer Scott Fine, Secretary Kathleen Hickman, and Directors Bill Lang and Lloyd Owens.

Representing management were General Manager Paul Stroud, Comptroller Mildred Brooks, also staff members Larry McHugh, Tiara Smith, and Rhea Elliot.

Observing the meeting were residents Angela Bragg, Meby Brown, Jeff and Lynn Callahan, Jim Collins, Jan Devereaux, Sue Dreizter, Elizabeth Fehsenfeld, John Gearity, Nancy Honig, L. Jacobs, Benoy Joseph, Stacey Lang, B.J. Miller, Jon Miller, Mike Pieurg, Mike Piepenberg, Lee Poseidon, Judy Richards, John Saile, Eric Schreiber, Nancy Shanes, Linda Sempliner, Sarah Wean, and Katalin Voros.

Owners' comments:

Nancy Honig asked about the availability of recordings of board meetings. [Zoom-based board meetings are recorded, and kept in the office. Minutes of meetings, when approved, are available on the website.]

Jim Collins raised two issues – detritus seems to begin to accumulate in the garage, as soon as it is cleared. Mr. Collins expressed his wish to see more engagement with the larger community, possibly including meetings or at least regular contacts with city and county representatives.

Mike Piepenberg brought up problems with the heating system – especially noise. He noted Paul Stroud and Larry McHugh had been working on the problem. [Paul Stroud said they would continue to try to abate the problem and that part of the heating system responsible needs some adjustments.]

Approval of Minutes: September meeting minutes were approved with a single correction: Jessica Schreiber said her remarks were about technologies for support of sustainability rather than new technologies in general.

Management Report:

General Manager Paul Stroud reported that unit 11B1 is now under contract and that unit 8D2 has recently been listed for sale. Inventory for sale continues to be slim and time on market relatively short. Sale prices this year (for a variety of unit sizes and conditions) average about \$158/sq.ft. Year to date, there have been five closings.

One unit is under lien and in foreclosure, somewhat complicated by the owner filing for personal bankruptcy. Possible resolution by sheriff's sale might be anticipated in April 2025.

Mr. Stroud listed and described capital improvements for 2024, to date:

New wallpaper and upholstery in the Tudor buildings' lobbies

Reupholstered couches in the Gallery

Repairs to damaged chairs in the Gallery

Security enhancements, including monitors for glass breaking, motion sensors, and entry intercom rehabilitation for the doors fronting Shaker Blvd.

Restoration of the West Tower front entrance

Restoration of entry doors at Building 9

Maintenance on five fire escapes

Repairs to garage stairs

Tuck pointing and cap stone pointing on Buildings 7 and 8 and West Tower roof

Heating system (major repairs)

Landscape replacements

Update of the Reserve Study

He elaborated on the problems, repairs, and prognosis for heating system components. While the system should meet needs for this heating season, mechanical engineers will be consulted about future action to ensure reliability.

He reported some small progress on the few remaining windows issues.

Treasurer's Report: (Scott Fine reporting)

October's operating and total income figures were in line with budget projections, with a small surplus. Year to date, total income was \$2,576,725 (\$18,045 favorable to budget).

October's total expenses were slightly under budget projections. Year to date, total expenses were \$2,469,759 (\$48,680 favorable to budget).

If there is a surplus at year-end, it will be transferred to the reserve fund, as has been the usual practice.

Financial statements are available to owners, on the website and at the office.

Committee Reports:

Budget and Finance Committee: (Scott Fine reporting) The committee, with the generous and able support of Paul Stroud and Mildred Brooks, has completed work on the MCCA budget for 2025.

Kathleen Hickman moved and Jessica Schreiber seconded adoption of the resolution:

In accordance with the MCCA Budget and Finance Committee recommendation, the Board of Directors approves the following assessments to owners in proportion to their ownership percentage for calendar year 2025:

Operating assessments of \$2,784,762, consisting of \$2,352,956 of maintenance fees, \$188,556 of insurance income, and \$243,250 of natural gas income.

Annual capital assessments of \$200,000.

Reserve fund assessments of \$712,500.

Total assessments to all owners in an aggregate amount of \$3,697,262.

The resolution passed unanimously.

Resident Experience Committee: (Linda Sempliner reporting) Recent gatherings (October Happy Hour and an author event) were noted. Upcoming is the annual Holiday Party in December, an author event scheduled for January 28, 2025, a theater excursion to see King James, a play written by MCCA resident Rajiv Joseph in March, and plans for a new resident orientation and tour in the spring were revealed.

Rules Committee: (Jan Devereaux reporting) Smoking issues continue, despite attempts at mitigation. The possibility of changing the association's declarations to become a smoke-free facility have been discussed. An informal survey will be conducted in early 2025 to determine owners' wishes.

Newsletter: (Eric Schreiber reporting) The next edition can be expected in early December.

Reserve Study Committee: (Scott Fine reporting) Still pending is the narrative for the reserve study, in the hands of the consulting engineering firm. He observed that the engineers were better with numbers than with words – the spreadsheet of results has been available for several months.

New Business:

Scott Fine moved, and Lloyd Owens seconded the following resolution:

The MCCA Board appoints to serve as the nominating committee for 2025 Carol Lowenthal (chair), John Beeker, Franklin Hickman, and Lee Poseidon.

The motion passed unanimously.

Seeing no other business to be considered, the public portion of the meeting was adjourned at 8:15pm. The Board continued meeting in executive session until 9:15pm for discussion of personnel and legal matters.