

COWPET Bay West Condominium Association
Board Meeting

June 28, 2022 7:00PM

In Attendance: Bill Hansen, Michael Harrell, Alan Gordon, Larissa Staszkiw, Matt Willey & Judi Kromenhoek

It was decided that our next meeting on July 12, 2022 will be a Q & A with Owners for 1 hour.

Reports from Matt:

Repairs on 32WW are being handled in-house (this will be much more cost effective and we have learned a lot from repairs on 19-20LW). 18WW also to be done in house and will schedule when most convenient with Owners.

Structural Repairs on 20LW from Mar Tek Industries were very extensive - cost \$23,038.00
Structural Repairs for Storage Area under 19LW - cost \$16,425.00

Spalling on Sherri's unit on LW. Will look at invoices & determine what in-house cost would be.

We were advised to use special industrial adhesive instead of drilling holes in floor to re-install accordion shutter tracks. Holes in floor allow water & cause structural problems. When installing new shutters, it is advised to use the electric roll up shutters and not accordion shutters. Larissa will write a guide for correct way to re-install shutters.

After inspection, found 15-20 front railings with repair issues. We are focusing on replacing the railings that pose safety issues.

RO Plant - the existing plant is struggling and we have to shut it down periodically. We need new seals parts that will take 6-8 weeks to get, hoping Andy at CBE will have spare parts. Matt found that we applied and were granted a large sum to replace the RO Plant in 2005. This grant is sitting there waiting for us, will look into a time line for that. Bill Bacon will be point person working with Matt on potable water system. Our well can only handle 40 gallons per minute to produce 20 gallons of water per minute. This was sufficient in the past and hopefully will be for the future

Generator - the new automatic door has been ordered and is scheduled to arrive by early August. Matt suggests running a test under load twice a month. WAPA confuses our switch gear because when WAPA comes back on it is not at full power and the switch gear does not recognize this. Looking for a solution.

Solar - a lot of wiring and it is almost finished. Should save the association about \$6,000 a month in common electric charges,

Adverse Possession - survey not finished but we do have co-ordinates. Mike wants a letter to this owner explaining they have encroached on our property and see if we can work through this initially without legal help.

Matt says to fix the truck will cost \$6,000. We purchased truck for \$10,000 8 years ago. Matt can get it running for about \$1,000.

Discussed owner account in arrears/settlement of claim

Matt has installed some fans under the buildings and they are working well. Measured humidity went from 78% down to 38%.

Bill - our appeal to WAPA ongoing. Attorney found regulation WAPA cannot go back more than 35 billing days so hoping this helps our case.

Bill - final audit should be finished by the end of this week. Brodie sent his to Kemp and waiting for his report.

Discussed subpoena received by the office

Bill reported that the Owner Advisory Committees are open to all Owners. The more the better, and if they cannot work together then they can form more committees.

Accounts in arrears, 2nd lien being placed on Owner prior to foreclosure.

Bill reported that prior to 2012 CBW had 9 Board members but it was changed to 7 due to lack of interest in serving on the Board. LS stated it is VI law to have 9.

Bill wants to bring 3 new members as voting Board members. They are Kevin Gregory, Chris Johnson & Sherri Levin . They will serve until the February elections and then they will have to run. This was voted on and it passed.

Discussed employee on medical leave

Alan would like to take monies from the Reserve Account as we had planned, and make another account for Capitol Improvement. Bill would like an account set up for insurance deductibles so we are ready for an emergency.

Meeting adjourned 8:45PM. Next meeting July 12, 2022 at 7:00PM