



2615 Park Avenue Associates
BOARD OF DIRECTORS MEETING
Thursday, October 20, 2022
6:30pm
IN-PERSON MEETING
MINUTES

The Board typically meets on the 3rd Thursday of each month. This gives time to assemble info from the previous month. We are always reviewing the prior month and looking forward to the next with the Action items. Executive sessions are held only if necessary.

Board of Directors

Lou Tiffany Welter
President

Jeff Balke
Vice President

Becky Gazca
Treasurer

Bob Jorgensen
Secretary

Directors
Dan Rowles

Libby Noonan

Julka Almquist

Property Manager
Tessa Dart

a) Open Forum

- Midterm election: Lou Welter presented voting options available to the shareholders.
- 2615 Holiday Party: Becky Gazca announced it would be held December 4th; Judy D. will head up the event and Suzanne S. will organize the art exhibit.
- A/C Removal: Lou said BMM or Shareholder will have the units removed by November 1st.
- Radiators: Lou and Tessa encouraged shareholders to be aware of leaks and unfamiliar sounds during the boiler start-up and report them.
- Fall unit inspection: Lou announced that apartment inspections would begin soon and be conducted in a similar fashion as last year.
- Minneapolis St. Paul Magazine article: Lou said the article about our Association will appear in the December issue.
- Shareholder property/hallway décor: Lou led an active discussion with wide participation. Tessa will include the policy and actions to be taken in the weekly newsletter.

b) Call to Order:

President Welter called the meeting to order at 7:10 P.M.

Present: Lou Welter, Jeff Balke, Becky Gazca, Bob Jorgensen, Julka Almquist, Tessa Dart.

Quorum established.

c) Agenda Approval

Agenda approved unanimously.

d) Secretary Report

September Minutes date correction; approved unanimously; will be posted.

e) Treasurer Report

Becky presented the October financials. The report was approved unanimously; will be posted.

f) President Report

Lou reviewed the Reserve Fund Investment Plan and the 2023 development plans.

g) Actions Taken Outside Last Meeting

Shareholders for Apartment 305 and 611 were approved.

h) Property Manager's Report

Topics covered were tuckpointing, landscaping, terrazzo floor restoration, corridor radiators, Association Directory, stairwell painting, boiler/heating, website, work orders, exterior light pole, plumbing, shareholder correspondence.

Meeting adjourned at 7:36 P.M.

Next meeting November 17, 2022 at 6:30 P.M.

Bob Jorgensen, Secretary