

**2615 Park Avenue Associates Cooperative
2020 ANNUAL MEETING
Thursday, May 26, 2022**

MINUTES

- a) The annual meeting was called to order at 7:07 p.m. by the president.
- b) Roll Call of Board Members – establishment of quorum of members:
Board Members absent, Jeff Balke & Ursula Walsh.
There was a quorum of the members of the Association: 32 present in person.
- c) Review and Acceptance of prior year Annual Meeting minutes- by Dan Rowles
The 2021 minutes of the Annual Meeting, which had been distributed previously, were reviewed & accepted unanimously.
- d) Annual Report for 2021 by the Treasurer



**2615 Park Avenue Associates Cooperative-Treasurer's Report
Annual Meeting May 26, 2022**

Audit 2020-21

2021 was an extraordinary year in many ways and for that reason, we anticipate starting the 2021 audit soon. 2020's Audit is available electronically or hard copy.

Refinance: We completed the refinance of the building for \$4.8 million dollars at a much lower interest rate of 3.595%. This will allow the Association to fund future reserve projects instead of raising funds through special assessments or deferring necessary maintenance. At year end, after paying off the previous mortgage and loan and completing the reserve projects, the balance was at \$3,239,084.67.

Operating

Our operating expenses continued to stress our budget. Most of our repairs were around plumbing issues and gave us groundwork for anticipating future projects before they become major issues. Our rising utility costs were also a factor. Given external economic conditions and the impact on our essential expenses, the Board decided on a cost of living increase of 3% to our assessments. Our charge went from .80/sq.ft. to .82/sq.ft.

Collections continue to be on track with year end delinquencies attributed to the Association held Unit #411 and Estate held Unit 504. We are grateful for your all of your prompt payments!

Reserves

Some of our projects using Reserve Funds were done in 2021 but were paid for in 2022 due to timing. Please refer to "Item A - the Statement of Capital Expenditures" in the Annual Report for a complete listing.

Work completed included Staging and beginning of tuckpointing, Roof Davit (anchors), Boiler work, 11 Stack steam chase, Elevator and fob project, Roof repair, Garage cement repair, Replacement of the 5 ton rooftop AC unit and the Club Room AC and the purchase of Unit 411.

The Board made the decision to purchase Unit 411 as an investment strategy. We passed a Reserve Investment Policy Resolution to guide us in making decisions regarding the funds. We consulted our lender, attorney and auditor for guidance to draft the resolution and for the purchase of #411. They agreed it would be a productive way to use our funds. The benefit is twofold. If we make a 9% - 10% profit, it is a better return on our investment than any money market or CD can offer at 3%. Each unit that we are able to purchase and renovate increases the value not only of that unit but values overall in our Cooperative's stock.

We forecast using Reserve Funds in 2022 for:

Final phase of the Boiler upgrade - new piping and the new tank will be installed. This will facilitate the water being treated before it goes into the boiler. With this final work, our boiler will be set for many years.

Tuckpointing, Lintel Repair and Masonry Sealant

Phase 2 of the Fob Project

Landscape Improvements

Electric Panels and Laundry Wiring, Life Safety System Rewiring

Unit Sales

7 Units sold in 2021 - 211, 305, 306, 407, 411, 420, 610

As always, if you have any questions, please feel free to contact Tessa or myself and we'll get them answered for you.

Respectfully submitted,

Becky Gazca, Treasurer

New shareholders:

1. 211 – Suzanne Shaff
2. 212 - Jeff Carolus (2022)
3. 305 - James Gitar
4. 306 - Bruce Gleason
5. 407 - Margot Thraen
6. 420 - Mary Underwood & Brandon Heller
7. 517 & 518 - Richard & Louis Wolfgramm

e) Annual report – report from packet reviewed by Property Manager Tessa Dart

f) President's Report: Lou A Tiffany Welter

As I look out over the room, I am reminded of all the changes that have occurred in most of our lives the past 2 years. We have experienced change either personally within our family or friendships and within the community. Often change begets more change as is our case. After Dawn's departure due to illness, this brought us a new face in the Manager's office – for some of you, this may be the first time you are meeting Tessa and the first time you have attended an Association meeting in the past year.

Welcome to everyone attending tonight!

It's important for us to recognize the progress we continue to make toward our goal to be financially strong. But equally important is to maintain a harmonious environment. We are currently feeling comfortable with the level of reserves our refinance has created for us, but it is important to use/re-build this account. The updated Reserve Study has created a clear path of projects to be considered in the coming years. The study confirms that the major mechanical issues have been addressed – elevators, boilers, building structure, garage repairs, foundation water abatement and roofing membrane. The focus will be moving toward items that will be more visible to you – landscaping/gardens, interior furnishings, general cleaning, floor and carpet care, garage office update to mention a few.

All of these projects help to provide a beautiful home to you and to create an appealing environment to attract new buyers. We are witnessing how important the condition of the building is along with adequate reserve funds when a potential new buyer requires financing – banking institutions are focusing on these issues since the collapse of the condo in Florida last year. Our current position allows us to operate from a position of strength. Potentially the best situation any of us have experienced, since living here for more than 30 years.

I want to reinforce the benefits we have in the people we currently employ. I want to publicly acknowledge Tessa as our property manager and the outstanding skills she possesses to manage the varied tasks of her job. I officially wish to welcome her to our community. In addition, the garage staff has grown a lot in

their jobs during the transition from Dawn's tenure to new management. Everyone was so helpful and accommodating during those months as well as their work to maintain the prescribed safety protocols for the pandemic. Thank you to everyone who lives here and assists in maintaining this terrific community.

Often after change occurs, it provides a time to reflect on the past and create a plan for the future. How many of you have been to your favorite restaurant and during the pandemic they had time to remodel or create new menu items? Or you are seeing new businesses sprout up in the neighborhood? Some businesses have made efforts to update their image or rebrand the business. Each year I have created a list of goals created for the board to focus and work on and this year will be the same. As I mentioned earlier, there are plenty of projects needing our attention which will be prioritized with Tessa's help and also the work she identifies we will support her on. But 2022/2023 may be a good time for us to focus on our image and "brand".

First up is our summer celebration. We are certainly looking forward to celebrating our 75th Anniversary of becoming a Cooperative. Thank you to everyone working on the preparations for this event. This will be a great time to show-off 2615 to ourselves and in a small way the public. A reflection of our past with a vision of the future.

Secondly, updates that re-establish the integrity of the building to make it functionally appropriate for modern times. Enhancing the viability and visibility of the building to improve the salability of our units.

Third, modernize our communication tools. Creating new marketing ideas, website and shareholder sites. Develop a virtual experience which supports our actual physical location. Stay tuned for more information regarding these ideas.

Lastly, thank you to everyone who makes our home better. Everyone with suggestions; those who draw attention to areas we can improve upon and others using their eyes to see things that may be considered for improvement, all that support the work being done to maintain our home.

I want to recognize the current board members – they are a real asset to us. They take their work seriously, are involved in the work underway and thoughtful about how to improve the organization, management and staff as well as the physical building. Praise and public recognition is the currency we have to repay your work and time. Thank you, again.

Thank you for your attention tonight!

g) Open floor

John Ditzler – Is \$0.82/sqft enough to fund the rising inflation of costs? Becky G. Treasurer responded yes, all factors were taken into account while developing the budget and it is being reviewed monthly. John D – who makes sure payroll taxes are paid? Becky G.- We use ADP Run software that tracks the taxes on every pay cycle and submits payments as needed.

Carole Jean Anderson- How does unit purchase work? Lou W. President – Reserves are used and the process was reviewed by the associations attorney & accountant prior to the board reviewing and signing the resolution for unit purchases.

Julie Ditzler – Can there be an AC unit survey now that most units have a portable installed? Yes this is a good idea. Julie D. – Please commend the garage staff and give them a note of appreciation for their great work.

Daniel Loveland – Spoke on fairness and equality in the community n reference to an insurance claim within his unit.

New Board Members: Becky Gazka, Libby Noonan

Next meeting : June 16.

Adjournment of Annual meeting – 8:06 p.m.

Board of Directors 2022-2023



Board of Directors

2615 Park Avenue Associates

Cooperative

2022-2023

Lou Tiffany Welter President lulu2615@aol.com 612.310.9545 cell / 612.870.3713	term ends 2023	Unit 418
Jeff Balke Vice President vegebones@gmail.com 612.868.2923	term ends 2023	Unit 603
Bob Jorgensen Secretary rcjarch@msn.com 612.874.9470	term ends 2023	Unit 208
Becky Gazca Treasurer mamibecky2@gmail.com 651-491-8656 cell / 612-871-3730	term ends 2025	Unit 506
Julka Almquist Director 612-423-0150	term ends 2024	Unit 520
Dan Rowles Director 612-963-3548	term ends 2024	Unit 104
Libby Noonan Director libbynoonanmn@gmail.com 612.618.8467	term ends 2025	Unit 207

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