

500 Market Street HOA Minutes

October 7, 2024

Zoom

Present: Jim Brittain, Will Johnson, Linda Shipman, Kent Allen, Michelle Johnson

Meeting was called to order at 6:35

Approval of minutes was delayed as Jim suggested some edits.

1. The elevator

Jim and Michelle have been working with an elevator consultant, Todd. On our behalf, he has sought information on the pump and motor for serial numbers and warranty information. The hydraulic fluid was tested and it was confirmed that it had been replaced by Schindler. Another elevator company, Metro, has made an assessment of our elevator (spent 3 hours) and doesn't think that any modernization is necessary at this time- thinks we are in pretty good shape. They gave us a proposal to become our maintenance company. They would check the elevator every 3 months. Their cost would be \$160/ month. Schindler has been charging \$466/ month, plus they have charged us additionally for our annual inspection. We still owe Schindler \$8,000 for repairs they made. Schindler has offered to continue servicing us for \$175/month. The complication we face is that in order to get out of our present contract with them, we might be obligated to continue to pay them until the end of our signed contract with them (1/2 of monthly fee).

2. Foyer furniture

Jan and Jim went on a field trip in search of new furniture for the lobby. Earlier, we did receive from Crate and Barrel a design board which we liked, but the expense for them to fulfill that plan was beyond our budget. Jim and Jan have been having conversation with a decorator Allison. She would charge \$1400 if she were to work on the entire lobby and she would be able to give us a 20% discount on all the furniture. This would include furniture, rugs etc. There was a question about whether she could do some of the decorating (she charges \$85 per hour) and that perhaps a committee could be formed to do everything but the chairs, love seat, rug and chandelier. We did not make a decision about going forward. A huge consideration is funding. The budget that was mentioned was between \$3,000 and \$5000. A conversation with Durrall will be helpful in moving forward. We did decide to continue to empty out the rest of the lobby (bookshelf). Susan Allen will donate the old furniture in the lobby.

3. Lighting- Dynamic Lighting has submitted a proposal to replace the lighting in our building. Jim will send us via email pictures of possible lights (either round or square). One of the questions that arose was, should we do the painting of the hallways before we replace the lights. We have several capital expenses that are before us. Timing seems important here. Input from Durrall is needed.

4. Landscaping- the decision has been made that we will continue to with Ruppert Landscaping as

their quote was less than the other 2 submissions.

5. Preliminary discussion was held about HOA fees for next year. The figure of \$425/ month was suggested, but no decision was made.

6. Comment was made about some heating inconsistencies in the building. Also that outside parking lot lighting has been a problem. Michelle said that both these issues have been addressed.

Next meeting was scheduled for November 11th at 6:30 PM