

The Gables C A

Approved Minutes of the March 13, 2022 Board Meeting

The meeting was called to order by Co-President Krueger at 1:05 PM in unit 206. The following board members were in attendance: Barbas, Krueger, Pandolfo, Mccardle and Wongstrom. Others in attendance were the following: David Warren, representative of J. Bolt Construction, David Fedash, property manager Amer-itech Management, Elyse Mitchell unit 205, Chuck and Diane Bennell unit 104, Gerald Hause, Jackie and Sue unit 307, Martha Cummins unit 106, Lucille Rodriguez unit 105, Jorge and Celia McCormack unit 301.

David Warren , J Bolt Company, explained his companies proposal to repair the east wall and chimney over unit 306 and the other repairs on the companies proposal. The board and unit owners presented a variety of questions and concerns about the proposed repairs and construction as identified in the proposal.

A motion was made by Pandolfo to approve the minutes from the February 13, 2022 meeting.

Motion passed unanimously.

After considerable discussion, a motion was made by Co-President Krueger and seconded by Co-President Barbas **to have Ameri-Tech representative, David Fedash get with J. Bolt Construction to work on revising the bid for all immediate water intrusion issues. If the amount is at \$78,650 or lower to proceed.** The motion passed with all members voting in favor of the motion.

After considerable discussion a **motion was made by Wongstrom and seconded by Krueger to execute the contract as presented for C&M Enterprises. The motion passed with all members voting in favor of the motion.**

C&M is then to be supervised by the Ameri-Tech property manager and to report to the Board on compliance and performance of the contract. It was noted that the contract could be terminated with 30 days written notice.

The Board requested the treasurer to review the associations finances to determine what funds will be available to complete the repairs along with the last assessment funds.

A motion to adjourn at 3:00 PM was made by Wongstrom and seconded by Krueger , Motion passed with all members voting in favor.