

MINUTES

GORDON COURT

DATE: March 14, 2023

OPEN: 6:04 PM

ATTENDANCE: Suzanne Fayette, Linda Reynolds, Rod Tidd, Brad “Shookie” Millett, (Beth Snyder, Tara Beckstad and John Ashley (United Helpers) by cell phone)

ABSENT: Lawrence Cullen and Cindy Demo (Village Trustee)

- I) Welcomed Brad “Shookie” Millett new Board member by Chairperson, Suzanne Fayette.
- II) By cell phone Beth Snyder reviewed Managers Report. Reserve is very good after the roof replacement was paid.
- III) United Helpers Purchase/Repairs updates... entrance/exit signs lighting has been installed. CSC emptied the coins from the laundry machines. This enabled the machines to work again. Beth Snyder will look into other suppliers. UH can give 30 days notice to change companies. Office/Bathroom/CR renovations plans were described to the Board. Rod Tidd made floor replacement suggestions. Renee Delosh will have a quote for the kitchen. By the June meeting it will be out to bid.
- IV) There are two vacancies, with pending applications. Units will be full.
- V) There is a break in the sewerline that needs to be repaired. Gleeson’s had a quote of \$28,000. Tory Baker Mechanicals had a quote of (not to exceed) \$7,850. They have done other repairs at Gordon Court. Rod Tidd made a motion, to approve Baker Mechanicals to fix the broken sewer line and not to exceed \$7,850. seconded by Brad Millett, Approved by All.
- VI) Capital Needs Assessment has been ordered and awaiting arbitrator for approval.
- VII) The camera system is recording but not keeping storage to look back on. Alltech gave a quote of \$2,951.21 Brad Millett made a motion to update the camera system, seconded by Linda Reynolds. Approved by All.
- VIII) Service Coordinator (for every 125 units)— A new position (which will help put services in place for tenants depending on budget). When in place, plan to have a group meeting/picnic to introduce the service. Board members will be invited. UH is currently working on the new position. (No one hired)
- IX) Site Manager, Crystal Wellington is at GC on Tuesdays and Fridays. UH pleased with her as is the residents.

- X) Transportation: Development of a new bus route for tenants: Still working on a definitive route. Beth will check into this.
- XI) Income Statement and Update Report (June 2022)-Will be mailed monthly, this has not occurred as of March due to a FHA program change.
- XII) December 6, 2022 Minutes accepted by Linda Reynolds and seconded by Rod Tidd Approved by all.
- XIII) The Board has agreed to send Susan Fitch a thank you note.
- XIV) The Board has agreed to change the meeting time from 7 pm to 6 pm
- XV) Next Meeting: June 20, 2023, 6 PM in Gordon Court Community Room.
- XVI) ADJOURN: Motion made by Brad Millett, seconded by Linda Reynolds. Approved by All at 6:49 PM