

Richmond Manor Condominium Owners Association

Minutes of July 17, 2025 Board Meeting

I. Call to Order

This Meeting of the Board was called to order at 7:00 pm by President Jerry Taylor. Other Board members present were Chuck Hynden, Cheri Schuricht and Bob Terry thus constituting a quorum. Other participants were Doris Beck, Shirleen Becker, Michele Harris, Linda Harvey, Venita Hynden, Bev Klein, Bill Manson and Sid Horvath - Manager.

II. Review/Approval of Meeting Minutes

Motions were duly made, seconded and unanimously passed to approve Minutes as issued of the April 17, 2025 Board Meeting.

III. Manager's Report

Sid reported that window washing and the 1H25 service of the ventilation system are complete. He will negotiate with Skyclean Solutions (recommended by the Moss Boss – who recently retired) re pressure washing the walkways. The Fire Alarm System has been repaired by Pye-Barker.

By motion duly made, seconded and unanimously approved the Board reaffirmed its earlier decision to engage Pye Barker to:

- 1) Replace a failed “board” within the Fire Control System, and**
- 2) Perform for the three-year period 2025-2027 Annual Monitoring, Testing, Inspection, and Maintenance of the Fire Alarm, Fire Protection/Sprinkler, Fire Extinguishers, and Water Back Flow Preventions Systems (excluding for 2025 the Fire Extinguishers and Water Back Flow Systems which have already been performed by others).**

IV. Committee Reports

a. Lawn & Garden

Cheri stated: “The Richmond Manor garden produced a beautiful springtime display. Our summer garden is struggling in a few areas due to the present drought situation, according to our gardener, Brian Skinner, who recommends adding water to several of our plants. Your garden committee is looking for a hose attachment to provide water for our trees along the east side of our property. Two arborvitae on the west property line with the Animal Hospital may need to be removed. Skinner Landscaping has aerated our lawn and will apply fertilizer and lime to our grass when the temperature cools down a bit. We would really like to have some additional members on our garden committee. Please let us know if you are interested in joining: Andi Loeser, Drake Loeser, Doris Beck and Cheri Schuricht.

b. Security

Cheri commented that the Security Surveillance System recorded an unidentified male entering the accessible outer lobby (mailroom) and also peering through the vehicle gates into the garage before

departing the property. She noted that Kaare had commented that the intruder had been thwarted in entering the residential and garage area. Cheri also reminded residents to keep garage door opener remotes secured.

c. Finance

Bob reported that 2025 expenses were generally in line with Budget. This includes a payment towards our 2024 Income Tax of \$5,000 and despite a 45% (\$10,091/yr) increase in the premium for our master insurance policy. He noted that interest earnings within our Reserve Funds total about \$9,800 for the Jan-June 2025 period.

Bob made a motion to:

- 1. Withdraw \$20,000.00 from CD #....0235 (matured 7/14/25 - at Seattle Bank). The remaining balance in that CD is to be reinvested in a new 12-month term CD at the current rate.**
- 2. Withdraw \$50,000.00 from Account #....9913 (at Heritage Bank).**
- 3. Invest \$70,000.00 proceeds from above listed actions in a new 23-Month Special CD at Alliance Association Bank currently offered at 3.6% Relationship Rate.**

The motion was seconded and unanimously approved.

V. New Business

Cheri mentioned that she will seek to have Germai remove a large stain discovered on carpet near the 2nd floor elevator lobby. She hopes to find an owner who will lend a carpet cleaning machine for this purpose.

VI. For The Good of The Order

Jerry suggested that owners proactively have their waters heaters inspected and replaced as needed to prevent water leaks and resultant property damage.

The meeting adjourned at 7:50 pm.

Respectfully submitted,

Bob Terry
Secretary/Treasurer