

Meeting summary-Runoff Election

March 3, 2026 7:00 PM

Quick recap

This was a run-off election meeting for the condominium board, where the impartial committee counted 123 valid ballots to determine the fifth board member position. Marilyn Ryan was elected with 68 votes, defeating Mike Adams who received 55 votes. The meeting also covered various property matters including ongoing construction projects, pet policy discussions regarding breed and size restrictions, grass dieback issues potentially related to high salt content in well water, and concerns about delinquent units totaling approximately \$50,000 in arrears. Additional topics included updates on balcony repairs, pool heater replacements, insurance negotiations, and discussions about potential foreclosure proceedings on several units.

Next steps

- [Impartial Committee: Complete ballot counting and announce results for the 2026 board election.](#)
- [Board: Work with community to update and clarify pet rules and regulations, including defining size/number/type of pets allowed and enforcement policies; consider forming a committee with both pet owners and non-owners.](#)
- [Board: Review and update declaration and rules and regulations to address rentals, including enforcement of lease copy requirements and compliance processes.](#)
- [Board: Engage attorney for guidance on options and risks regarding units in tax lien/foreclosure, especially for the unit with a May tax lien sale, and determine how to mitigate association financial exposure.](#)
- [Board: Investigate and determine responsibility \(association vs. owner\) for drywall and related damages from internal water leaks, and seek legal guidance as needed.](#)
- [Board/Property Management: Test all unit keys to ensure access in case of emergency and follow up with owners of units where keys do not work or access was not possible.](#)
- [Board: Obtain and distribute information on \(tankless water heater installer\) to owners interested in water heater replacement options.](#)
- [Board: Continue monitoring and address the dog issue in Building 5, including following up with police/animal control and enforcing new pet rules once established.](#)
- [Board: Continue balcony and walkway capital improvement projects, including obtaining updated cost estimates for two-story walkway railing replacement and managing remaining funds after balcony work.](#)
- [Board/Committee: Investigate cause of grass deterioration \(e.g., salt content, watering, soil issues\) and evaluate options such as new well or reclaimed water, before considering sod replacement.](#)
- [Board: Post information about upcoming St. Paddy's Day party \(March 15th, 6pm, \\$15\) to community.](#)

- [Board: Continue to monitor and address delinquent units, including working with attorneys on foreclosure and tax lien processes for 4 units currently 90+ days behind.](#)
- [Board: Follow up with insurance broker to finalize new insurance quotes and compare with other brokers if needed.](#)
- [Board: Ensure garage doors are repainted after rust treatment for improved appearance.](#)
- [Board: Address fountain motor/water status and ensure proper operation after recent maintenance and plant removal.](#)
- [Board: Pose questions to new attorney regarding responsibility for drywall and other damages from internal leaks to clarify association vs. owner responsibility.](#)

Summary

2026 Board Election Ballot Count and Results

The meeting was a run-off election for the 2026 board, with no board decisions being made as it was an owners' meeting. The impartial committee volunteers were presented, including , Terry Hota, Sandy Jolly, and Celeste Rossi, with Terry Hota serving as the inspector of elections. The meeting focused on counting ballots, with Terry Hota requesting attendees to maintain a quiet environment to avoid distractions during the process. The impartial committee counted 123 valid ballots to determine the fifth board member position. Marilyn Ryan was elected with 68 votes, defeating Mike Adams who received 55 votes.

Meeting Procedures and Building Updates

The meeting focused on managing audio levels and meeting procedures, with Paula Knudson from Building 10 providing suggestions to improve Zoom participation by reducing side conversations, speaking closer to the microphone, and ensuring only one person speaks at a time. The group discussed the status of engineering reports on garages and building components, with information available on headers but not yet complete for other areas. Perry Allen from Building 8 reported on recent termite and fire alarm inspections, noting no termite issues but some fire alarm problems in Buildings 5 and 10, along with approximately 10 units where keys didn't work, highlighting the need for a comprehensive key survey to ensure emergency access.

Community Dog Safety Regulations Update

The meeting focused on addressing concerns about a potentially dangerous dog in the community. A police lieutenant has become involved and taken affidavits from residents, though legal action is limited without evidence of the dog causing harm or being caught off-leash. The board discussed the need to update rules regarding pet ownership, including weight limits and breed restrictions, while acknowledging the challenge of enforcing existing regulations. There was agreement that any new rules would need to grandfather in existing pet owners while establishing clearer guidelines for future residents.

Pet Rules and Infrastructure Updates

The board discussed updating pet rules for the community, acknowledging that current rules from 45 years ago need revision. They identified a need for a committee to establish clear guidelines regarding pet

sizes and enforcement, with a focus on ensuring non-pet owners are included in the committee. The discussion also covered plans to replace concrete railings on two-story buildings with aluminum railings, though specific timing and costs are still being determined. The board noted they are currently managing balcony repairs within budget, with some funds potentially available for the walkway project.

Condo Maintenance and Financial Updates

The board discussed several key issues affecting the condominium complex. They identified grass die-off problems, potentially caused by high salt content in well water, and discussed options including digging new wells or switching to reclaimed water. The board reviewed insurance updates, with hopes for a reduction in costs. They addressed rental compliance issues, noting that 4 units were 90+ days behind in payments totaling about \$50,000, and discussed the possibility of purchasing foreclosed units to mitigate losses. The conversation ended with updates on maintenance projects including new vent hoods and garage door repainting, and a discussion about replacing older hot water heaters, particularly those over 10 years old. The board election results were announced, with Marilyn winning the fifth board position.

AI can make mistakes. Review for accuracy.