

Stonebridge Condominium Association  
Board of Directors  
Highlights of April 21 Meeting

1. Security Cameras and Training — *Krantz Electric and J&K Security Solutions are collaborating to complete the camera installation. The system should be activated before the end of May.*
2. Cleaning Services Contracts — *Three contract proposals were reviewed and discussed. The Board approved awarding a contract to MidAmerican Building Services with an effective date of May 1, 2021. On-site service of 4 hours per day/20 hours per week will be provided. The cost is \$2,000 a month.*
3. Patio/Deck Powerwashing and Staining & Non-Conforming Units — *The powerwashing component is ready to go. An expedited search for a qualified painter/stainer is underway. It is anticipated this work will be done during the first three weeks of May prior to the prime planting period. Appropriate notice of work scope and schedule will be given to residents.*
4. Parking Lot Repairs — *Proposals for asphalt heat patches and curb replacement were reviewed and discussed. The Board approved awarding a contract to complete this work at a cost of \$14,214. The Board also asked for pricing to restripe the parking lot.*
5. Pool Opening — *The Board approved opening the pool no later than the Memorial Day weekend. Notice of proper social distancing and other requirements will be posted and will be sent to residents prior to opening. Pool users will be required to bring their own chairs and to remove those chairs when they leave.*
6. Railing Sanding/Painting — *Rail sanding/painting has started and will remain on Bruner's to-do list as staff is available.*
7. Exit Lights Changeover — *The Board has approved the changeover of some 167 Exit lights in buildings to LED bulbs. Exit light areas will be brightened and the payback period is expected to be within two years. The work will be done as staff is available.*
8. Meeting with Jim Buchanan — *The Board asked that a meeting be scheduled with Jim Buchanan of Buchanan Landscape Management to obtain landscaping ideas to improve various areas within the property. A quote for live mulching in appropriate areas was also requested.*

9. Rental Properties: 10-Year Rule Clarification, Rental Properties Committee and Special Meeting Agenda — *The Board had discussion but took no action. A date for a special meeting will be scheduled in the near future.*
10. Boiler Replacement Planning — *The condition of boilers is checked during regular cleaning and maintenance. Replacement of boilers will take place when warranted.*
11. Email Lists (Owners/Residents) — *Bruner has an email list covering about 240 units. The Board will continue to encourage residents to provide their email addresses to help facilitate improved communications.*
12. Designate Committees and Board Representatives — *After discussion, the Board agreed to postpone any action at this time.*