

BONNEVILLE TOWER CONDOMINIUM ASSOCIATION MANAGEMENT COMMITTEE MEETING MINUTES

March 27, 2018

The meeting was called to order at 6:05 p.m. by President Paul Mortensen. Colin Jube, Marty Pittman, Zachary Hunt of the Management Committee were present. Katherine Fleming was excused. 6 residents were present.

Financials:

1. Net income to date is \$4,749.
2. Budget to Actual reflected a positive variance of \$5,600, primarily due to less than budgeted professional fees.
3. Natural gas utility costs were \$13,404 for January and February last year compared to \$9,220 this year. That's a 31% difference. We are hoping that is partially due to the brokered gas.
4. The financials from February 2018 were approved.

Updates:

1. Mechanical

- a. The building is still in the process of adding a whole building TV antennae to allow everyone access to local HD stations. The contractor working on the project has ordered booster boxes to be added to the floors to allow the signal to work in each unit. This is still an ongoing process and won't be completed for a bit.
- b. The garage doors are still having sporadic ongoing issues with closing in a timely manner. We are working on a permanent fix.

2. Maintenance

- a. Filters in individual heating/AC units will be switched out the beginning of May. During that time, maintenance will also be doing a test of the intercom system to make sure the door opening function is working properly on all units.
- b. The trees on the West side were brought up as a concern. Kristin will have a tree company come and take a look and see about cutting back some of the limbs that are near the mechanical equipment.

3. Other

- c. An owner that recently had his bike stolen during the break-in in December, requested assistance from the SLC Community Intelligence Unit. Two officers came and did a survey of our building and made suggestions to keep our building safe and secure. The most important suggestions is to not let people in that you do not know. And to make sure nobody follows you in that doesn't have access to the building. Our security is only as good as everyone makes it. So just continue to be aware of your surroundings.

New Business:

- a. The insurance company came and did an inspection of the building. The inspection went really well and the only suggestions made were a whole building sprinkler system. Because of the age of our building we are not required to have a whole building sprinkler system. It was discussed that our hard wired smoke detectors to Peak Alarm were a great option.
- b. Colin spoke about a long-term full landscape design plan for the building. The plan would include a full budget analysis and cost for each section of the plan. He will gather more information and present it at the next meeting.

Concerns/Questions:

- a. A resident asked when the water to the 3rd floor patios was going to be turned on. Maintenance has turned the water on and also turned on the water for the car wash.
- b. The pigeons were discussed. They have been a bigger issue this year than in the past due to a mild winter. An owner brought up the option of using pigeon birth control. Because the life span of a pigeon is only 2-3 years, other commercial buildings have had success of reducing the pigeon population by using pigeon birth control. The best deterrent for now is to discard any nests and eggs.

Adjournment: There being no further business, the meeting was adjourned at 6:40 p.m. The next Management Committee meeting will be held on April 26, 2018 at 6:30 p.m. in the lobby.

Respectfully submitted,

Bonneville Tower Management Committee
Written by: KB