

CAPITAL COURT CONDOMINIUMS

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May 10, 2022

I. Call to order - 6:34 pm. Location – Online (via Zoom)

II. Board members present: Cindy Lowe: President, Melanie Richardson: Vice President, Karen Chartier: Treasurer (absent), Larissa Burk: Secretary, Sue McDonald: Member at Large (absent)

Morris Management: Kwasi Okyere

Quorum established: Yes

III. Vote to approve 02-8-2022 BOD meeting minutes. All approved.

IV. Unfinished Business

• Maintenance

- **Front gate.** Kwasi sent a request in to Monarch on April 24 for 2 proposals. We are having welding work being done. Brick work will follow. Sincere apologies from the BOD. It's been extremely difficult to find qualified workers during this worker shortage environment.
- **4411 Door frame pillar column crack.** The board approved replacement. Karen found some possible replacements at Home Depot.
- **4422 Chimney Cap and Custom Interior drywall.** The chimney cap will need replacement. Someone did custom work on chimney that wasn't right. This may be the leak issue. The roofer will replace this.
- **4405 and 4418 Chimney paint.** Chimney needs to be repainted. We will look into getting a handyman to do this to save on cost.
- **Gutters.** Several gutters are already filled with debris and/or need to be repaired. Kwasi will be reaching out to Zach's to see about cleaning the overflowing gutters and see what the problem is.
- **Cracked foundation.** Kwasi will ask Hugh (roofing consultant) if he can look at this to see how to fix/repair.
- **Wet/soggy lawn.** Behind buildings 4, 6, and 7. We will work on adjusting irrigation for these.

IV. New Business

• Approved expenses

- **Advantage estimate.** \$11,580 for #4416 with \$6334.26 down payment for work to begin.
- **Highland payment.** \$7,080 for project management/roof.

Meeting Adjourned 7:45 pm

Minutes by Larissa Burk