

**19<sup>th</sup> Street Lofts Condominiums**  
**Annual Meeting**  
**January 19, 2022**

The 19<sup>th</sup> Street Lofts Condominiums Annual Meeting was held January 19, 2022 via Zoom. Quorum was not reached, unable to hold an official Annual Meeting. The following are the notes recorded from the meeting.

**Homeowners Present:**

Gina Emery  
Misty Dent  
Shannon Schitz  
Thomas and Jennifer Vinton

Beth Krolikowski, PJ Morgan Representative was also in attendance

**Items Discussed:**

**Bylaw Update:** It was previously discussed that the Bylaws needed to be updated, however that was not completed. Currently the association registration with the State of Nebraska is not up to date. Beth has the paperwork to get the association updated with the State, with filing fee's and late penalties it will cost \$650.00 to have that completed. All agreed to move forward with this. Beth will have the paperwork started and sent to the Board for signatures.

**Directory/Roster:** An updated Directory of homeowners and contact information will be distributed.

**Financials:** Currently the association has 3 accounts, and operating account with PJ Morgan, and 2 accounts with Enterprise Bank. Balance as of December 31, 2021 of all 3 accounts \$12,453.08. Beth will work on preparing a budget for the 2022 year as PJ Morgan now has a little more historical data of the regular expenses for the association. Beth will work with the Board of Directors to get a budget in place and notify the homeowners.

**Board of Directors:** Jennifer Vinton has volunteered to serve on the Board of Directors, Shannon would like to step away from the Board due to other commitments and will also be looking at selling her home in the next 12 months. All present determined to elect Jennifer to the Board of Directors, so that Shannon can continue as an advisor. The Board of Directors are as follows: Jennifer Vinton, Misty Dent, and Gina Emery.

**Maintenance Items:**

1. Wall/stucco: Beth received an estimate for repairs which is roughly \$16,000.00. The Board discussed having an engineer assess to make sure the structure of the building and foundation are not the underlying cause of the wall damage.
2. Trash area: Beth is getting estimates for replacing the landscaping area with a concrete pad to make trash storage easier.
3. Parking lot: Repairs and re-stripping.
4. Landscaping: Beth provided the Board with previous estimates for updating landscaping as well as mowing the small area in the back by the parking lot entrance.

There was discussion on if the bigger projects such as the wall and parking lot are completed first, or if it would be best to handle more of the smaller less expensive projects first. There was discussion that most likely the dues will need to be raised or a special assessment issued, as the major maintenance items are need to be seen as a priority.