

COLONIAL MANOR WEST
Minutes - CMW Budget Meeting
November 3, 2025

1. **Call to order** - The meeting was called to order at ~6:05 PM by Analia Tower and Doug Mulford. The President Doug Mulford and Analia Tower-Secretary- were present at the meeting. Derik Wagner was not present, Simon Malak was via zoom and Gerasim also joined via zoom. Also present were owners from units: 107, 108, 203, 204, 206. And By Zoom: owners from units 203,

2. **Updates:**

Treasurer's Report –

Review of the current and projected budgets for 2025 and 2026. Simon presented a budget proposal for 2026 of approximately \$190,000, which is a decrease of about \$47,000 from the 2025 budget. He explained that the projected decrease in income for 2026 is due to lower expected expenses, such as reduced bank charges and common area expenses. Owner unit 206 and Analia Tower initially had difficulty understanding the income projections but eventually grasped that the lower income for 2026 is based on the assumption of lower expenses, resulting in lower needed income. Simon also mentioned that the current year's budget has funded the reserve funds, and there may be around \$25,000 to \$35,000 left for next year's reserves, depending on further expenses. Simon discussed the budget, focusing on insurance savings of \$42,500 and reserve fund management. **UPDATE NOTE MENTIONED IN THE NEXT MEETING WAS THAT THE BUDGET NEEDED TO BE INCREASED BY \$16,000 DUE TO ADDITIONAL INSURANCE EXPENSES** They clarified that reserves are not included in the budget and are funded through savings from the operating account. Simon explained that the current reserve fund stands at \$148,000, with a requirement to maintain \$75,000 annually, and they have used \$2,000 for repairs. They also reviewed maintenance spending, noting that they have \$11,000 remaining for urgent issues like bee removal and security camera installation, which are necessary due to liability concerns and Airbnb operations.

3. **Tasks completed as a board to date:**

- **Dispute regarding access to units 107 and 207:**

The board discussed three repair bills totaling \$1,940.29 related to electrical wiring issues in units 107 and 207, with \$288 attributed to Unit 107's responsibility for an alarm system. Simon explained that the damage was caused by ATEC's faulty installation of exposed wiring outside the walls, which should have been installed inside the walls as a common area responsibility. The board needed to vote on whether to pay the remaining \$1,652.31, with Gerasim unable to vote due to lack of detailed information and being far away.

The group discussed a damaged fire alarm wire in a common area storage closet, with Chris explaining that the wire ran from his unit to others and was damaged when a box containing it was not properly secured, allowing items to be stored on top and pinch the wire over time. Simon clarified that the box was originally installed by ATECH and there has been no remodeling of the unit since he purchased the property from the previous owner, and while Edgar had cut hole in the outer box to prevent further damage, he had not yet securely installed the box in the unit as he previously had stated yet returned the box to Analia. The discussion focused on determining responsibility for the installation and maintenance of the common area device, with Analia expressing the need for clearer understanding before making a decision.

The board discussed a repair bill of approximately \$1,900 for damaged wiring, with Simon maintaining he should not be responsible since he purchased the unit in 2020 without knowing about the issue. Simon didn't vote as he was part of the issue and saw a conflict of interest. The rest of the board voted to split the cost equally between **Simon and the association**, with Analia, Doug and Gerasim (3 Board members) agreeing to a 50-50 split despite Simon's refusal to pay. **UPDATE NOTE AS NOTED IN NEXT MEETING - IN FURTHER REVIEW, THE BOARD RECOGNIZED THAT THIS WAS AN ISSUE NOT JUST AFFECTING UNIT 207 BUT POSSIBLY ALL THE UNITS IN THE BUILDING AND REINDED DECISION AND IS NOW PURSUING ATECH TO FIND A SOLUTION TO THE WIRING IN ALL UNITS IN THE BUILDING ON THE 2ND AND 3RD FLOORS.**

- The board approved Nick the gardener's contract for \$60 per pickup- extra work to maintain and cut all the bushes from the back area, with the understanding that it could be 4-5 times, potentially costing up to \$300.
- Chris owner 107 discussed two invoices related to a power issue affecting the AC on the roof and repairs made to his unit. He requested a vote on these expenses, which Analia agreed to review. Chris explained that the power lines and Freon line were cut at the same time, causing power loss in both his unit and the common area. He noted that similar conduit work was done for the common area, which cost \$1,500, while his unit's conduit cost \$5,500. The board agreed to review and vote on refunding these expenses. Simon clarified that the damage was in unit 306, not 206, and the association chose to fix it with a subunit rather than a more expensive repair. Analia raised concerns about the unknown cause of the damage and whether it could happen again, noting that the association might be responsible for future issues if the problem is not fully addressed. The board discussed two electrical issues totaling \$6,625 in bills, one involving a broken ATEC wire (\$1,125) and another regarding an air conditioning condenser (\$5,500). Due to insufficient board members present, they agreed to schedule an emergency board meeting within 3 days, which will be announced to all owners via email with the agenda and meeting details. The meeting will be conducted via Zoom and will focus on voting to approve these repair costs, with the understanding that similar issues would be handled fairly for any unit in the future.
- **Flood Insurance Renewal:** Simon reported he had contacted the previous appraiser for a \$1,000 valuation that would take 72 hours to complete.
- **Building maintenance issues:** broken light fixture, gates lock and malfunctioning mailboxes, deciding to compile a list of needed repairs to share with handyman.
- **Updates on the Galleria Mall development project:** under revision and not yet fully approved, and discussed concerns about the city's affordable housing requirements.
- 2026 Annual Meeting was confirmed for January 19, 2026. Doug Mulford's participation is uncertain as he is stepping down from the board. Analia informed to please submit the Notice of Intent to serve in the Board to any person who is interested no later than November 30, 2025.

- **Recycling bins and dumpster:** We switched to Waste Management and they will start November 3, 2025- to be determined- 3 picks ups weekly and no longer recycling bins.

PLEASE BE KIND AND DO NOT DISPOSE ANY TRASH IF DUMPSTER IS FULL. FOLLOW THE PROCEDURES TO DISPOSE BOXES. WE WILL KEEP ENFORCING THIS WITH FINES IF NECESSARY.

- The board discussed a bee/wasp infestation in the building, with Analia reporting that the previous company who was supposed to do the job and couldn't, sent the refund and another company will be hired to do the job as soon as possible.

FRIENDLY REMINDERS:

CLOSE UMBRELLAS AFTER YOU USE THEM (ONE UMBRELLA IS ALREADY BROKEN)

LEAVE POOL AREA BATHROOMS OPEN DURING POOL HOURS!!!!

5. Adjourn: 7:20 pm