



**Board of Directors Meeting**  
**MINUTES**  
January 25, 2023

**Attendance: Brenda Adair, Mallory Bucher, Ahmad Khalil, Morgan Moore, and Milla Sanes. Alex Pochowski joined during call box discussion. Milla Sanes left at 8:02 PM.**

**Residents: Will Garshore, Chrissy Li, Marisa, Eric Reist, Nancy, Gabriel Sanchez**

- I. CALL TO ORDER
- II. APPROVAL OF MINUTES

**The board approved the minutes from the December 27, 2022 meeting.**

**The board welcomed Brenda, Rhapsody's new property manager.**

III. OLD BUSINESS

- a. Garage Door Prep and Paint

**The board agreed that ad hoc maintenance such as garage door/storage unit should not be completed at this time until the board has a better understanding of building improvement priorities and funding, which will be discussed during a board retreat on March 18.**

- b. Front Door Repairs

**A new Maglock was added to the front entrance door for added security. Due to technicalities, the light on the second door does not turn green; however, the door is functional. The board requested that the sign from Key Lock be removed.**

- c. Call box issues

**Brenda raised issues with the Stanley Security call box. The board asked Brenda to look into if hardware and software updates require additional costs before moving forward with implementation. If there are costs associated with the upgrades, then this will be put on hold until after the board discusses priorities in March.**

IV. NEW BUSINESS

- a. Resident Noise Complaints Music/Carpeting/Bylaws and Noncompliance

**Brenda raised concerns from residents about loud music, which violates the Rhapsody's bylaws. The board directed Brenda to follow the violation/escalation process as outlined in the bylaws.**

- b. Hallway Mats/Violation Notice



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**The board discussed the bylaws prohibiting hallways mats and will further discuss this topic at the board treat.**

- a. FH Furr/HVAC Inspections/ Maintenance Program

**The board discussed the inspection/maintenance program. A board member provided a background of the program, explaining the discount offered by insurance premiums with an inspection program in place, and the community's request for the association to offer a vendor to provide these services. The board previously determined to no longer serve as a fiduciary of the program and residents will pay FH Furr directly. The board requested a one-page flyer to communicate the program with residents and to include the purpose of inspections even if residents choose to not enroll with FH Furr.**

- b. Front Desk Person

**The board will further discuss this topic during the board retreat.**

- c. ANC/Councilperson Outreach

**The board will look at engaging with the local ANC and Councilmember Brianne Nadeau.**

- d. Car Charging

**The board does not allow charging of electric vehicles using garage electric outlets. This was addressed in the past, which led the board to examine car charging stations. The board understands that the committee has been dissolved at this time. The board requested that Brenda address a resident complaint of a violation.**

- e. Realtor Lockboxes

**The realtor lockboxes are intended for active and under contract listings only, and the board will further discuss the process for auditing the existing lock boxes.**

**V. RESIDENT FORUM**

- f. Video Doorbell Installation

**A resident requested installation of a video doorbell. The board will further discuss in executive session.**

- g. Courtyard Noise

**A resident suggested reminders for reducing noise in the courtyard during the warmer months.**

- h. Resident Concerns



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**A resident followed up regarding written complaints provided to the board. The board communicated that the Rhapsody's attorney will follow up with the resident, emphasizing that the board takes safety and equity very seriously.**

i. Security Coverage of Garage

**A resident raised concerns with garage security coverage while the garage door was being repaired. The board reported that Brenda negotiated a discount based on service concerns.**

VI. ADJOURN TO EXECUTIVE SESSION

VII. EXECUTIVE SESSION

a. Board Action Between Meetings

**The board approved engaging and payment to the Eagle Protection Agency, LLC for the 24-hour garage guard from 12/23/2022 – 1/11/2023.**

**The board approved lease agreements for #310 and #616.**

b. Garage Leak

**Brenda provided an update on the leak on P1 resulting from resident negligence, noting that the owner is unresponsive and delinquent on HOA fees. The board requested that Brenda contact the Rhapsody's attorney about next steps.**

c. Delinquency - Total

**Brenda will email the list of delinquencies to the board.**

d. Resident David Marcus, unit 313 requested for his balcony base to be painted the existing color.

**The board agreed to not allow ad hoc maintenance by residents and will work on setting a regular maintenance schedule.**

e. Noise Complaints

**The board requested that Brenda communicate the bylaws requirements for a noise complaint. The board prefers a resolution between residents; however, will review if escalated. Brenda will work to create templates for communication to residents violating certain bylaws.**

f. Video Doorbell Installation



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**The board voted to not allow video doorbells at this time. The board asked Brenda to follow up with the resident who made this request.**

- g. Katie Grant Drew, Unit 519 disputing ownership of 2nd garage spot. Requesting reimbursement 2009-2022

**The board requested that Brenda escalate the issue to the Rhapsody's attorney.**

- h. Key Fob Replacement Project –Sonitrol data entry team will assist

**The board discussed the key fob replacement project and annual audit process. The board requested that Brenda recommend an action plan/timeline for board consideration.**

- i. Patio Furniture

**This discussion regarding patio furniture will be deferred until next meeting.**

- j. Package Room Support

**The board agreed to defer this discussion until after the board retreat.**

- k. Outstanding Invoices

**The board requested that Brenda address this issue with Mila via email and copy the board.**

- l. New Rental Leases (1)

VIII. RECONVENE IN OPEN SESSION

IX. ADJOURN

**The meeting was adjourned at 9:16 PM.**

**Prepared by:**  
**Mallory Bucher, Secretary**