

**Shaker Farms Condominiums**  
**Annual Meeting**  
*Thursday, October 16, 2008*

*Board Members in Attendance:* Liz Ray, Laura Greer, Mary McCoy, Lyndsay Railey, Virginia Maupin, Barbie Abbott

*Manager in Attendance:* Beth Holt

*Number of Units Represented (proxies included):* 28

*Location:* Hampton's Inn

*Time:* 6:40p.m.

Quorum has been met. Board introduced themselves. Owners in attendance introduced themselves. Faye Baechler has been taking care of the landscape mound by the sign. Thank you.

Explanation of the estimate for the damage from the wind storm given by Rod Abbott. He wrote the estimate and then he walked the property with the insurance adjustor. The insurance adjustor will decide on the final amount of insurance claim money that the community will receive due to the hurricane damage.

New board member elections for the next year took place. Beth and 2 homeowners helped her count the votes. Results of vote: Barbie Abbott, Liz Ray, Mary Malone, Lyndsay Tabler-Railey, Laura Greer.

Beth Holt reviewed the financial balance sheet and financial statement of operations. Beth explained the procedures followed when a unit goes into foreclosure and at which point the Association will file foreclosure due to late fees. Professional fees are the attorney fees and the cost of the accountant for our yearly tax audit.

Mary Malone passed out proposals showing various ideas to deal with the new roofs and driveway paving that is needed. Since all but one building need a new roof and most parking lots need repaving, some are in very bad condition; the new board will call a special meeting to discuss the options and find out which homeowners prefer before they make a decision. A flier will be sent out to notify owners. The board did get roofs prioritized according to need about a month before the storm damage.

Thank you so much for coming!! It was wonderful to see so many homeowners in attendance. We hope to continue to have high rates of participation in the future!!

**Annual meeting ended at 8:00p.m.**

**Closed session with new board:**

A number of owners asked when the board meetings are since the minutes are usually received after the meeting has occurred. (The minutes are approved at the next meeting and then sent out to owners.) The board meetings usually occur the 3<sup>rd</sup> Thursday of the month at Barbie Abbott's unit 3726 #1. Once in a while, the meetings are changed due to last minute conflicts. You can call Mulloy Properties to confirm the meeting date. You are welcome to come to the meetings at 7:00pm.

Minutes read from Sept. 17, 2008 meeting. Lyndsay motioned to accept the minutes. Mary 2<sup>nd</sup> the motion. All in favor. None opposed.

Board members decided on the positions each would hold for the up-coming year: Liz Ray-President; Barbie Abbott-Vice President; Mary Malone-Treasurer; Laura Greer-Secretary; Lyndsay Tabler-Railey-Member at Large.

The Board is considering having a meeting every other month or 3<sup>rd</sup> month with homeowners, separate from the regular board meetings. The board would like to have at least one representative per building attend these meetings to communicate current issues and thoughts and ideas for future improvements of the community. If you are interested in attending these meetings, please email Laura Greer at [laura.greer@jefferson.kyschools.us](mailto:laura.greer@jefferson.kyschools.us). Be sure to give your contact information (email and/or phone number), unit you live in and full name. In the subject line,

please write “Shaker Farm Community Meetings.” The Board would like to find out interest from the community as they further discuss and plan out this idea.

**Next Board Meeting:** Thursday, November 20 at Barbie’s  
Meeting adjourned 8:30pm. Mary motioned, Barbie 2<sup>nd</sup> the motion.

Submitted by,  
Laura Greer  
Secretary, Board of Director’s

cc: all homeowners