

# Shaker Farms Condominiums

## Board Meeting

Thursday, November 20, 2008

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

*Manager in Attendance:* Beth Holt

*Additional Homeowners in Attendance:* 4

*Location:* Barbie Abbott's condo

*Time:* 6:30p.m.

Minutes read from Oct. 16, 2008 Annual Meeting. Mary motioned to accept the minutes. Lyndsay 2<sup>nd</sup> the motion. All in favor. None opposed. Minutes read from Oct. 23, 2008 meeting. Barbie motioned to accept the minutes. Mary 2<sup>nd</sup> the motion. All in favor. None opposed.

The roofs that have been replaced are: 3808 west upper slope, 3908 west upper slope, 3726 west upper slope, 3724 two lower slopes. Insurance covered the replacement of 2 lower slopes and 2 upper slopes. The board approved to use the small remainder of the insurance claim, then use funds in savings to replace one additional upper slope.

Board voted on \$25.00 monthly fee increase with the hopes that this increase will be used for our roof replacement plan. The plan is to replace 2 lower and 2 upper slopes per year as funds are available. Mary motioned and Laura 2<sup>nd</sup> the motion. All in favor. None opposed.

The board grudgingly approved this monthly fee increase, but realizes that not only are all costs increasing for normal expenses, but the roofs are in need of replacement. The roofs will be replaced according to the neediest first. The board had roofs evaluated this past summer. The Board realizes that many are on a restrictive budget. Therefore, they decided to go this route rather than a larger assessment fee. The Board is hoping that keeping the increase to less than a dollar a day will help owners find smaller, simpler ways to cut extras out of their daily routine, if needed, to cover this cost. Again, the Board did not WANT to increase fees, but according to the budget of normal costs of expenses and the need for roof replacements, there was no other option. The alternative is to go into debt which no owner wants and the Board has a responsibility to be sure that doesn't occur. We realize this is not ideal, but we appreciate your understanding in what needed to be done, rather than what we wanted to do.

3808 #1 – the board approved that the garage could be converted into a room about 10 years ago. There was a concern brought up by another homeowner that this change was new. It was not a new change; she just made some improvements to the wood trim around her door.

**If you'd like to attend the next Board Meeting:** Thursday, Jan. 22, 2009 @ 7:00p.m. @ Barbie's condo. Meeting adjourned 7:55pm. Laura motioned, Lyndsay 2<sup>nd</sup> the motion.

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

cc: all homeowners