

Shaker Farms Condominiums
Special Assessment Meeting
Thursday, April 23, 2009

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

Number of Other Owners in Attendance (see sign-in for names): 34

Manager in Attendance: Beth Holt

Location: Hampton Inn

Time: 7:00p.m.

Agendas, financials and bids for relevant work passed out.

Quorum NOT met.

Mary Malone's opening remarks regarding reasons for the Special Assessment Meeting.

Beth Holt shared estimates and insurance recommendations.

Floor open to the homeowners for the concerns and suggestions. Although it was very hard to follow some of the discussions due to homeowners talking over each other, not waiting their turns and individual conversations occurring in the room, many owners tried to productively address ideas and suggestions to reduce the cost and problem solve the up-coming assessment. Others wanted to address personal problems at their individual units. Unfortunately, this was not the purpose of this meeting even though the Board is interested in those reports. Please remember to report those concerns to Landport which is the online system you get to at Mulloy Properties' website. The Board gets a record of all maintenance problems entered into Landport and can get up-dates on those reports.

Nancy Clark offered her services to make copies at no cost to the Association for the by-laws and other information requested. Everyone was very appreciative of the offer. Not all owners received a copy of the documents at the meeting and requested copies of the By-Laws and Rules & Regulations be provided at the next meeting for all homeowners.

Laura Greer shared that that Board has discussed that one way to reduce the costs of the assessment is to postpone the repaving of the driveways for the time being and "patch" areas needing it instead. Although a vote was not officially taken of the Board and the owners were not officially "polled," it seems that there were a large number of owners in favor of this idea.

A homeowner inquired whether a timeline has been set up to address the concerns that are currently on the table. The Board tried to address this question and is not sure that homeowners heard the response. A timeline has been set up for the roofs and a plan put in place to use the \$25 the fees were raised this year and replace a few slopes each year based on the slopes in greatest need. An assessment was completed for the Board before the Sept. 2008 Hurricane Ike wind damages. The recent requirements from the insurance company cannot be spread over a 10 year time period and neither can the repairs to the foundation problems to the two buildings. The paving can be put on a timeline which has been previously discussed. The money for the paving will need to be a future decision made if it's not included in this current assessment.

A number of homeowners stepped forward w/ productive ideas and volunteered to get further bids based on their "connections." Remember that all companies that complete work must be bonded and insured due to potential liability issues.

A concern was brought up about not receiving the notice of meetings in a timely manner. Although it has been in previous minutes, please be aware that meetings are usually the 3rd Thursday of each month. You may join the meeting at 7:00pm on those nights. You may also call Mulloy to verify the date and location. Once in a while, there are scheduling changes due to last minute conflicts. Also, the last two minutes have been approved by the Board via email and sent out to homeowner's within a week of the meeting. Therefore, you should now be receiving them in a very timely manner.

Christy Tracy and Faye Baechler planted the new plants on the front mound in front of the community sign. Greenscapes laid the mulch. It's looks very nice! Thank you.

You can access the by-laws on Mulloyproperties.com website for free at anytime. If you would like a copy of the Rules and Regulations, Laura Greer will email them to you. Notify her at laura.greer@jefferson.kyschools.us

Nancy Clark made a suggestion to get a minimum of 3 bids on the insurance requirements and the foundation concerns w/ the two units needing the foundation work and get additional bids for management companies, and then meet back in a month. Motion made by Jeanie Ginther and 2nd by Wade Jackson. All homeowners were in favor. Official vote: All Board members in favor, None opposed.

Next meeting: Thursday, May 21 at 7:00 at Buckhead's on Westport Rd.

Meeting Adjourned at 8:25pm. Motion made by Laura Greer. All in favor. None opposed.

Board voted to overturn the decision for the proposed assessment fee at this time. The Board has postponed in hopes to refigure the amount to be assessed of each homeowner. Mary Malone motioned and Barbie 2nd the motion. All in favor. None opposed.

Wade Jackson set up a page for Shaker Farms on Facebook. If you are a Facebook member, you can join the page. If you are not a member, you may sign up for free. Also the idea of a Shaker Farms website is underway. These two ways will be excellent methods for minutes to meetings to be posted and to help keep each other informed of important dates and ideas. The hope is to open the lines of communication and help each other be more informed. Further information regarding a website will be shared as it occurs.

Remember that with a local library card, you can use their computers free of charge. Our branch is at Westport Middle School. There is also one in Middletown that isn't too far away.

Minutes approved via email. Mary motioned to accept. Lyndsay 2nd the motion. All in favor. None opposed.

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

cc: all homeowners