

**Shaker Farms Condominiums**  
**Board Meeting**  
*Thursday, May 21, 2009*

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

*Number of units w/ owners in attendance:* 28 (includes Board of Directors)

*Location:* Buckheads' meeting room

*Time:* 7:00p.m.

Board of Directors introduced themselves and stated unit they own.

Owners introduced themselves, unit they own and their guest(s), if applicable.

Thanks given to Laura Nesbitt, for organizing the use of Buckheads' meeting room.

Thanks given to Cathy Hayes for quickly putting together and maintaining the website for Shaker Farms. It looks great! There is a Board email on the website. Laura Greer will be teaching the other Board members how to access it.

Laura Greer reviewed the hand-outs available: Master Deed, By-laws, Rules and Regulations, recent financial statement, Agenda, Assessment sheet (w/ the assessment information listed by item)

Laura Greer quickly reviewed the Assessment and explained the reasons for an Option 1 and Option 2. Laura explained that late fees will apply. First payment is due July 1<sup>st</sup> for either \$100 or \$125. The Board will let the owners know as soon as the final meetings for bids on the foundation take place.

The floor was open to questions and comments.

Funding for repaving of the first driveway will have to be discussed once MSD fixes the drainage problems caused by the construction across the road. We are scheduled for August 31, 2009 repairs. There was further discussion that we will patch the driveways at this time. Repaving will need to be planned out and the next Board will need to make a plan financially for that. Once MSD repairs the drainage problem, the funding for repaving that driveway will need to be discussed as a community.

There was a discussion about the railings. The insurance company is requiring railings to be installed according to area codes. Based on the codes, units with 3 steps need a railing on one side. Units with 4 or more steps needs railings on both sides. One homeowner said that he might check what the installation fee would be with wood purchased from Lowe's to compare to the final bid the Board has approved with the iron railings.

There was a discussion about which dryer vents need to be vented to the outside of the building. According to the insurance company all the dryer vents need to be vented to the outside. The only question is whether the vents that are vented to crawl spaces (which affect a couple units in a couple buildings) need to be vented outside. The insurance company also requires the bathroom exhausts to be vented to the outside instead of the attics. The moisture in the home creates an environment conducive to mold growth.

We also discussed that we need to act on the demands of the insurance company in a timely manner and the importance of retaining our insurance.

An owner asked if the assessment can be paid early in installments, such as \$500. Will that cover five months of payments so that late fees would not incur? The answer is yes. If you pay an extra amount first, your assessment account balance will reflect this. You would not incur late fees until the 6<sup>th</sup> month IF you didn't pay on the 6<sup>th</sup> month. The Board cautioned to be sure to identify your assessment fee separately if you pay extra on a given month, such as "assessment only," as you would an extra house payment toward the principal only. This will help prevent any possible problems with assessment payments going toward future maintenance payments.

**CANCELLED - Next Board Meeting:** June 18 at 7:00p.m. at Buckheads' meeting room (if room is available, Laura Nesbitt will communicate this to Board of Directors). Cancellation is due to no new business as the Board needs to get additional foundation bids. Two of the three businesses are no longer viable possibilities. Meeting adjourned 8:00pm. Laura Greer motioned, Mary Malone 2<sup>nd</sup> the motion.

Via email: Lyndsay motioned to approve minutes. Mary 2<sup>nd</sup> the motion. All in favor. None opposed.

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

cc: all homeowners