

Shaker Farms Condominiums

Board Meeting

Wednesday, May 6, 2009

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

Manager in Attendance: Beth Holt

Location: Mary Malone's condo

Time: 6:30p.m.

Representative from Rumpke, Chris Pierce, attended the meeting. He is the new account representative for Shaker Farms. Mary motions to accept the 3 year contract and lock in the current rate and the no fuel surcharge. Liz 2nd the motion. All in favor. None opposed. Contact information for Chris Pierce if you notice a problem w/ the Rumpke garbage pick-up. Chris did state that if garbage is not picked up and we have notified him of the failure to pick-up, then we will not be charged for that service that was not provided. Chris Pierce's contact information: Cell: 502-773-9018 cell phone (leave a message as he's in meetings regularly) 502-568-3800 ext. 7530 office chris.pierce@rumpke.com (email) This contact information will be added to the new Shaker Farms website.

As homeowners, please call Chris if you notice Rumpke fails to pick up the garbage as scheduled. If it has occurred several times, then please notify a Board member to be sure they are also aware. Since we do not have a Board member living at each drive, we will count on your ability to communicate. Thank you.

Please have all bids for the work required by our insurance company (handrails on certain porches and proper venting of dryers) and bids for the foundation work at two of the units, to be placed at the door of Mary Malone no later than May 16 to be considered. Mary's address is 3730 #4. You may stick it in her door if there is not a bag hanging there for this purpose. Thank you to those that have spent time to getting bids and researching various options. The Board was hoping the community would step up in this situation and a number of you have not only provided productive ideas to help decrease a possible assessment, but have also spent personal time gathering what is needed. The Board is appreciative and looks forward to the bids as they crunch the numbers and make a decision on the assessment.

Laura Greer informed the remainder of the Board that she provided Nancy Clark with a list of the services that Mulloy Properties, Inc. provides Shaker Farms as part of our per door fee. Nancy was interested in getting additional bids from other management companies. One item the Board wants to be aware of is a company coming in at a low bid and then raising fees drastically in the new few years. That will need to be looked at for any potential management company's bids. Mulloy has diligently not raised our fees therefore, the Board has not needed to include that expense in the monthly homeowner dues increases that have occurred.

Wade Jackson and Jayne Delk are looking into some issues with the brick wall separating our community and the strip mall and Holiday Inn Express. There are some missing bricks. Wade is notifying the owner/developer of this concern so that it can be fixed before it becomes a safety concern or larger expense. Also, they both want to inquire about the lay of the land before the construction next door and its possible contribution to the foundation issues now occurring at two buildings in our community.

Laura Greer has created a distribution list based on the email list generated at the April Assessment Meeting. If you have not responded to the email confirming your address was correct, please do so before Monday, May 18. Also, include your address so that building sub-group distribution lists can be set up in case buildings need to be notified. Please be aware that those of you without a computer can use your library card and use the library's computers free of charge. To receive a library card, just take an LG&E bill showing your address. It's very simple to get one.

A lot of information has been added to the website that might answer various questions that come up over time. It is also a wonderful resource for new homeowners. We are trying to add any information that a resident/owner would need to know while living in our community. If you have any additional ideas, please email them with special attention to Laura Greer.

There is also a group on Facebook called Shaker Farms. Joining Facebook is easy and free. The Facebook page will allow you to communicate with other owners/residents with ideas for the community. The hope of this page is to bring homeowners together so that the community will benefit. Such as, organizing a garage sale weekend, or coming together

to tackle flowerbeds with overgrowing weeds and then transplant plants from one flowerbed to another to improve the curb appeal for the community.

Now that warm weather is hitting us, please be aware that you are not allowed to pull your vehicle into the grass (not even partially) to wash your car. Please be aware that the more water is used, the more the bill will be and the less the money will exist in our savings to be used for other necessary projects. Please report individuals parking in the grass at any time to the Board and/or Mulloy. Include the make and model of the vehicle. Also, owners are responsible for their guests. Any damage to the lawn will be repaired at the expense of the owner that the guests were visiting. Please note that it might be a good idea to review the Rules and Regulations document. If you do not have a copy, it is now on the Shaker Farms website. A copy will be provided at the May 21st meeting to all homeowners in attendance.

The bylaws posted on the website were the old ones. The ones revised a number of years ago will be posted soon. Laura Greer is scanning the document and Cathy Hayes will post it. Meanwhile, Nancy Clark is making a copy of the Rules and Regulations, the bylaws, and a few other documents for the May 21st meeting at Buckhead's. Thank you, Nancy.

Laura Greer will give each Board member a copy of list of homeowner email addresses generated from the April Assessment Meeting. (this has been done)

Next Meeting is located at Buckhead's in their meeting room (Thank you, Laura Nesbitt) at 7:00pm on May 21st. This will be a meeting to inform the community about the up-coming Assessment.

Meeting Adjourned at 8:45pm. Mary motioned. Laura 2nd the motion.
Minutes approved via email. Mary motioned to accept the minutes. Barbie 2nd the motion. All in favor. None opposed.

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

cc: all homeowners