

**Shaker Farms Condominiums**  
**Board Meeting**  
*Thursday, July 16, 2009*

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

*Manager in Attendance:* Beth Holt

*Location:* Barbie Abbott's condo

*Time:* 5:30p.m.

The Board reviewed the financials including units in foreclosure, with liens and the status of the assessment funds.

The Board reviewed the requirements as set down by the insurance company. There is a timeline plan in place that will be adjusted, as needed.

There seems to still be some confusion among some owners. There are current building codes that must be met according to new buildings that would be built today. Codes that were in place 30-35 years ago when our buildings were constructed were different. The insurance requirements want us to bring the railings and venting of dryers and full bath exhaust fans up to current codes due to safety concerns. Even though it is not "illegal" to maintain those items as they are now, our insurance company would not cover any disasters/accidents resulting from us not following their recommendations and they could drop us altogether from coverage. These are not actually "recommendations" as they say in their paperwork. Please let a Board member know if there are further questions.

Even though the Board of Directors voted on a company for the venting project, we are now reopening the bidding. We will be receiving two additional bids as we have just discovered that the contractor we approved recently finished a job and there were some problems with that project. Therefore, the Board felt it would be a wise decision to look at other companies that have been recommended. However, the Board plans to begin at the front of the property and complete the venting in order of the unit numbers until reaching the back of the property. The Board hopes to have two buildings a month completed with the possibility of skipping one month because of the foundation work that will be scheduled for the end of August.

The railings are being scheduled for September. Please remember that the insurance company states that a porch with three steps (their recommendation gives a number of steps not a specific height) will have a railing on one side and a porch with four steps will have a railing put on both sides. The railings will begin at the ground and go up the steps to the top of the porch at the front door area.

The contract with Alph Kauffman., Inc for the foundation work was approved last month and is scheduled for the end of August.

An arborist will be out to look at two of the largest trees on the property due to concerns.

Work on the drainage problem at 3730 #1 and #2 has almost been completed. There will be some re-leveling of the ground in the corner of those two units to complete this project. The gutter has also been fixed in the corner that might have been contributing to the problem. A Board member inspected the area during a recent rain and the solution seems to have worked.

The Board received a bid for drainage issues at a few other units that will be put on a timeline for future planning. The Board will continue to create a long term plan for the work that will be completed to help maintain and improve the community.

In the spring, the Board will continue removal of a few existing trees and bushes (that have grown into tree-size over the years) that are located too close to the buildings and inside the flowerbeds.

If you plant a tree without submitting the request to the Board for official approval, you will be notified that the removal of the tree will be necessary (particularly if it's inside a sidewalk or flowerbed). If you do not remove and/or transplant according to the Board's approval, the Board will have the work done for you and the cost of

having the work done will be added to your homeowner's fees. This is important because there is quite an expense to repair problems these trees/bushes cause in the future. These trees cause roof damage, gutter damage, sidewalk damage and even damage to the floor inside units due to the growth of the roots. The Board has seen and dealt with all these issues recently and had to use funds to deal with these concerns that could have been used elsewhere. It is not the current planting of the tree that causes a problem; it is the lack of foresight and planning of future growth of the tree that costs significant money to deal with time after time and the eventual cost of removal of the tree. Please let the Board know if you have a question. The Board is excited to see that a number of owners have worked on their flowerbed areas. We do not want to discourage this. We simply know how much of your homeowner money has been spent maintaining and dealing with trees that cause these problems. To continue to allow it would be a lack of vision and common sense on the part of the Board. Thank you for understanding it's what is in the best interest of the entire community.

As you weed your flowerbeds, please dispose of the weeds properly in the garbage. If you throw the weeds into the grass, then you are counteracting the money we spend on the lawn spraying we have done twice a year to kill the weeds. You are contributing to the weeds re-growth.

Many owners are walking their dogs without picking up after their pet. This is a city ordinance. If you are caught not picking up after your pet and it is reported, you will be fined. Please see The Rules and Regulations for further details.

The question was asked about when the maintenance fees are due. According to Article V of the bylaws, it is due the first of each month.

**Next Board Meeting:** Thursday, August 20 at Barbie's condo, 3726 #1. Owners may attend at 7:00pm Meeting adjourned 7:10pm. Mary motioned, Lyndsay 2<sup>nd</sup> the motion. Minutes approved via email: Mary motioned. Lyndsay 2<sup>nd</sup> the motion. All in favor. None opposed.

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

cc: all homeowners