

# Shaker Farms Condominiums

## Board Meeting

Thursday, August 20, 2009

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

*Manager in Attendance:* Beth Holt

*Additional Homeowners in Attendance:* 3

*Location:* Barbie Abbott's condo - 3726 #1

*Time:* 6:30p.m.

Board reviewed and discussed financials and liens and foreclosures.

\$8750 of the assessment has been collected as of the end of July 2009. Some owners have paid their amount in full and others have paid a little extra. This allows us to get several of the work items going in the next month or two. Unfortunately, there are 17 owners who paid nothing for the month of July. Remember that all late fees apply so you will accumulate an amount of money owed that will be above the original assessment and maintenance dues expense. This could lead to a lien and/or foreclosure on your property.

Due to a concern with the company previously accepted to do the venting work (dryer and bathroom exhaust fans), the board received two additional bids on this work. Laura motioned to accept the bid from Modern Maintenance. Barbie 2<sup>nd</sup> the motion. All in favor. None opposed. The plan is to do two buildings a month beginning in the front of the property and completing the work in the numerical order of the buildings. You will be contacted when access to your unit is needed in order for the inspection and work to be completed. This work is being scheduled with Modern Maintenance and will begin the end of September or early to mid October.

The foundation work needed at two of the community's buildings will be done at the end of August/beginning of September by Kaufmann. It has been scheduled. Owners in those buildings will be notified. The damage done to the interior will be evaluated upon completion of the exterior work.

The board received a bid for re-grating of the ground outside 3730 in the corner by #1 and #2 to prevent the problem occurring again. Liz motioned. Barbie 2<sup>nd</sup> the motion. All in favor. None opposed. This work will be scheduled and then all exterior work to solve that water issue will have been completed.

Yes, the minutes from the June meeting were delayed in being sent out. It was not intentional and was obviously an oversight. The June 25<sup>th</sup> minutes were sent via email to all those that have given their email address to the board to be added to the email address contact list. They were also posted on the website previously. The oversight was that they were not mailed in a timely manner. Here is the statement from the June 25<sup>th</sup> meeting: *Regarding foundation work bids: due to the two lower bids no longer being viable considerations as set out in Option 1 and Option 2 which was mailed out to all owners and given out at the May 21<sup>st</sup>, 2009 meeting at Buckheads, the assessment will be for 12 months (instead of 10 months) to accommodate the increased cost of the foundation bid. The assessment payments will still be \$125 due the first of each month. The Board decided to keep the payment the same but increase the number of months in an effort to assist owners' budgets. You received vouchers for the 12 month payments. The total per unit is \$1,500 for the assessment. Please remember this is not your maintenance fees that are still due the first of each month, also. Late fees will apply to both fees. You can pay the assessment fee off early. The earlier the money comes in, the earlier work can be completed.*

It seems that the issue of receiving minutes in a timely manner is a concern that keeps appearing. As a board, we really don't know how to fix the problem. Some owners seem to want the minutes within hours or days. This will not usually happen. After the meeting, the minutes have to be approved. Minutes are not approved at the meeting that they occur at. In many, many businesses, that is completed at the next meeting and then sent out. That is the practice the Board previously followed. Now, we are approving them via email. However, coordinating that w/ our schedules and glitches w/ technology, etc. sometimes causes delays. Once they are approved, they are put on the website and sent out to the owners on email who have their email address on file with the Board. It is usually done w/in a week or two of the meeting. If you ever need to know when a meeting is, then simply ask a board member or call Mulloy or email the Board at the Board email address ([shaker-farms@insightbb.com](mailto:shaker-farms@insightbb.com)) or check your

previous minutes. There are plenty of other ways to find out when a meeting is, so please use another method if you desire attending.

Owners are welcome to all meetings. There is a confidentiality issue that arises when the Board is specifically discussing liens, foreclosures, etc. in regards to specific owners. All owners do have access to that information, but you must go to Mulloy's office to view those financial statements. Please understand if the Board is discussing names then that is the part of the meeting that they must do discreetly.

The railings will be put up in September for the units w/ 3 or 4 steps.

A heads-up....a request for bios from owners (listed on the title) will be mailed promptly for those wanting to run for the board. Please look for this to arrive in the mail soon. Annual meeting is usually the 3<sup>rd</sup> Thursday in October. Time and location and detail confirmation will be mailed soon.

**Please join the Board for the next meeting:** Thursday, September 17 at 7:00p.m. at 3726 #1

Meeting adjourned 8:00pm. Laura motioned, Liz 2<sup>nd</sup> the motion.

Minutes approved via email: Mary motioned. Barbie 2<sup>nd</sup> the motion. All in favor. None opposed.

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

cc: all homeowners

I closed on the sale my condo and will not be a part of the Board of Directors for the month of September and October. Since I am no longer an owner, I will not be running for the Board again. I hope that some of you that have not previously been very involved change your mind and do so now. The community is an investment for all owners and we all affect each other. Remember you just need to be an owner listed on your homeowner's title to run for Board position. I've learned a lot as a Board member about living in a community w/ an association. I think all owners would benefit in better understanding the day to day running and fresh eyes are always a good idea. The current Board has been on a positive track to plan for the future and get things accomplished. They have been more then willing to meet extra or stay longer when required. Not all Boards have done this in the past. I have truly loved my home at Shaker Farms and will miss much about it. So many of you have been working to improve the appearance of the exterior of your area, and it makes such a difference. This is the best that the community has looked overall in my 7+ years as an owner. Best of luck to you all and I look forward to hearing good things from the friends that I know I'll keep in touch with as I move to a new home. Sincerely, Laura Greer, Board of Director Secretary