

Shaker Farms Condominiums

Board Meeting

Monday, March 14, 2011

Board Members in Attendance: Liz Ray, Barbie Abbott, Mary McCoy, Cathy Hayes, Bob Wilbourn

Other Unit Owners in Attendance: Mary Malone

Location: Barbie Abbott's condo

Time: 6:30pm

The meeting was called to order.

The new amnesty plan was discussed. Several unit owners have come forward to take advantage of this opportunity, and several more are expected. We still have a long way to go toward becoming FHA approved.

For anyone that is needing repairs done to their home, our guidelines will be re-written so that one can easily determine if the repair is going to be an owner responsibility or an association responsibility. Also, calling board members individually about such issues is no longer allowed, as each issue must be voted on by the board as a whole. Instead, all communications should be directed to our property manager, Sydney Lawson, at 618-5900.

A letter will be sent to all the unit owners who have not responded about the venting or the chimneys. It will be re-worded to reflect the fact that some unit owners do not have fireplaces in their unit. Those need to be turned in to keep our insurance coverage. For those who need a chimney inspection, Chimney Chaps was recommended as a possible choice. You can reach them at 243-CHAP (or 243-2427).

The association will also need proof of homeowner's insurance for each unit.

A new budget and 10-year projection plan was voted on and approved by the board.

Bob requested information from Mulloy about our roofs (which ones were repaired, how they were covered, and on what date was the repair).

A letter will be sent to all unit owners, as well, about the fireplace inspections. A fireplace inspection is required for every unit, in order for us to keep our insurance coverage. If you are not using your fireplace (or do not have one), a statement is still required for the insurance company to keep on record.

Several other issues were discussed:

- The broken lattice fence will be taken down
- Some dead bushes will be removed and replaced
- Greenscapes will also be contacted about cutting some branches away from an outdoor lighting fixture
- The association has the right to take action against anyone who doesn't clean up after their dog or otherwise litters the property
- The board is also investigating the cost of putting security cameras up on each unit

The next meeting is scheduled to be on Monday, April 11, at 6:30pm at Barbie's condo, 3726 #1.

Minutes submitted by,
Cathy Hayes
Secretary, Board of Directors