

Shaker Farms Condominiums

Board Meeting

Monday April 11, 2011

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

Manager in Attendance: Sydney Lawson

Location: Barbie Abbott's condo

Time: 6:30pm

The meeting was called to order.

The distribution of the minutes was discussed. The minutes will now be distributed by mail only. They will no longer be emailed, due to email accounts that are not up to date.

Everyone has gotten the mailing about the amnesty program. Due to this program, we have seen a huge jump in funds. We can now re-apply for FHA status.

The budget was revised to reflect the amount of funds now coming in, and further revised at the meeting. Bob made a motion to accept the revised budget, Barbie seconded the motion, and the budget was accepted by all board members present. Also, a money market account will be set up for our reserve fund.

The proposal to fix the cracked driveway apron was approved by the board. The depth will be increased to 8 inches with a 6 inch base. The payment is only for the increase in depth, and the base that was not included in the original contract. The original 4 inches will be repoured at no cost. The new contract is guaranteed until December 31, 2011.

This will be the only driveway fixed this year, so that it may be observed for future reference. From now on, the driveway aprons will be shorter, and all will have an 8 inch depth.

There will not be any roofs replaced this year, as we need this time to build our reserve. There will be one roof replaced each year after this until they are all done.

There was a new letter sent out about the venting and chimneys, but so far only 26 residents have responded. The chimney inspection, especially, is very important, as some residents are finding out (through inspections) that their chimneys are not safe to use.

Also, it is very important for everyone to please review their homeowner's insurance policy to make sure they have enough coverage, especially if someone else has set it up for them.

Rumpke will be contacted about removing one small dumpster completely and replacing the other small dumpster with a larger one to reduce wear on one of the driveways. Stripes will be painted in front of one of the dumpsters to further inform owners that there is no parking there.

Anyone that is illegally parked will get a warning sticker on their vehicle informing them that their vehicle will be towed after a certain period of time. After this time, a towing company will be called to remove the vehicle at the vehicle owner's expense.

Woodpiles are not supposed to be on the property in front of any unit, and must be removed, as this is considered common property.

The leasing company of the commercial property behind us will be contacted about the need to repair a crack in the brick, and the reinstallation of a concrete cap on top of the wall, which has fallen off.

A little sprucing up will be done on the property, this year, with the repainting of some of the garage doors, and the painting of the old lattice. Concrete benches were also suggested. Greenscapes will be contacted to remove dead plants on the property, which will be replaced with new ones.

Also there is a new requirement for those selling their homes. Anyone selling their home is now required to get a condo seller's certificate. They only last for 30 days from the date of purchase and cost \$50.

The board has reviewed a new management contract with Mulloy Properties, and it was approved.

The meeting was adjourned.

The next meeting is scheduled to be on Monday, May16, at 6:30pm at Barbie's condo, 3726 #1.

Minutes submitted by,
Cathy Hayes
Secretary, Board of Directors