

Shaker Farms Condominiums

Board Meeting

Monday, September 12, 2011

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

Other Unit Owners in Attendance: John Spencer

Location: Barbie Abbott's condo

Time: 6:30pm

The meeting was called to order.

The Board reviewed the vote count on the new 6th Amendment. The count was only 25. We need at least 38 votes (75% representation) to get this amendment entered into our Bylaws. Without this amendment, we could be in jeopardy of losing our master insurance coverage. If you haven't sent in your vote on this issue yet, please respond by October 1st.

A walkthrough will be scheduled with Greenscapes soon, to get ready for the fall pruning. When we do our fall pruning this year, the tree limbs along the roadside will be trimmed back in order to allow for better passage of vehicles. Greenscapes will be contacted for an estimate.

The Board has reviewed three bids for the next driveway apron. Allgeier will be awarded the contract for the job.

The Board visited the issue of charging interest on balances over 90 days.

*Under Kentucky Horizontal Property Law, Section 381.9191, revised January 1, 2011
... "Any past due common expense assessment (Condo Fees) or installment thereof shall bear interest at the rate established by the Association not exceeding eighteen percent (18%) per year."*

The Board voted against the interest charges.

The parking and towing situation was reviewed, which will be further discussed at the next meeting.

The Board discussed the need to update the emergency contact numbers for each unit, as there have been many changes in ownership since they were last updated. Forms will be mailed out to each unit owner.

The trim needs to be repainted on all buildings (with the exception of converted garages, and windows and doors installed by the unit owner). A1 Aluminum will be contacted for an estimate.

Our annual meeting is scheduled to be on Thursday, October 20, at 7:00pm at Hampton Inn.

Minutes submitted by:

Cathy Hayes

Secretary, Board of Administrators