

# Shaker Farms Condominiums

## Board Meeting

*Monday, October 14, 2013*

*Board Members in Attendance:* Liz Ray, Cathy Brock, Josh Dixon, Mary Malone

*Location:* Cathy Brock's condo - 3722 #1

*Other Unit Owners in Attendance:* Jean Hedges, Bob Wilbourn

*Time:* 7:00pm

The meeting was called to order.

LMC (Louisville Maintenance & Construction), the company contracted to do the work on #3724-1, had informed the Board that they would begin work, starting Tuesday, October 15.

Next, the warranty work to begin on #3730-2 was discussed. Water had leaked into the unit during a hard rain on the weekend of October 5 - 6, an issue that the Board had paid Modern Maintenance to correct. A response had been sent to the Board, through Mulloy Properties, detailing the steps that would be taken by Modern Maintenance to correct the problem, but also stating that the work could not be guaranteed "because of the potential of heavy rains that we experienced and because of the downspout drainage that exists, and proper cleaning of gutters and downspouts". The Board decided that they were not happy with this response and that the work should have been guaranteed. The Board also decided that the sidewalk leading to the unit should be re-poured, as they felt that it was not done properly. Mary Malone emailed Andrea Orangias, assistant for Sydney Lawson, about these concerns. A visit to the site was scheduled for 6:00pm on Tuesday, October 15 by two members of the Board.

A contractor who has completed a job at the complex has complained of a delay in being paid. Sydney Lawson had informed the Board that payments are sent out every two weeks for work that is done in the community. Liz Ray said that she would make a phone call to find out what is going on in this particular situation.

The Board also discussed other matters going on in the community. A roof was patched on one of the buildings, due to a report of water stains on the ceiling of one of the units. Another unit had called about a water leak, and it was determined to be a condensation leak (owner responsibility). The Board has decided to begin enforcing its right to fine unit owners who are in violation of the regulations concerning automobiles parked in the lots. The weeding of the flowerbeds was completed last week, and the Board will review the bids of other landscaping companies at the next regular meeting.

Our annual meeting is scheduled to be on Thursday, October 17, at 7:00pm at the Hampton Inn on Chamberlain Lane.

Minutes submitted by,  
Cathy Brock  
Secretary, Board of Directors