

Shaker Farms Condominiums

Board Meeting

Monday, November 11, 2013

Board Members in Attendance: Liz Ray, Cathy Brock, Josh Dixon, Mary Malone, Bob Wilbourn, Jean Hedges (alternate)

Manager in Attendance: Andrea Orangias

Location: Cathy Brock's condo - 3722 #1

Time: 7:00pm

The meeting was called to order.

The Board voted on positions. Positions are as follows:

President - Josh Dixon

Vice President - Mary Malone

Treasurer - Bob Wilbourn

Secretary - Cathy Brock

Member at Large - Liz Ray

Alternate - Jean Hedges

Next the Board made a list of all decks (the ones that were original, and the ones that were owner rebuilt) to have an official record on hand, which Mulloy Properties will also be in possession of.

Two of the bushes at 3724-1 will be cut down. The bush by the door will be cut down as part of the work that was to be done on that unit to correct a water seepage issue. The Board will get an estimate for cutting down the cedar bush at the right corner of the building, as the Board feels that it was planted too close to the building and could cause another issue down the road.

There has been progress on the cable that was to be buried by Time Warner in front of the willow tree at #3720. Josh Dixon will call Time Warner if the cable is not buried by the end of the week.

There has also been progress with the warranty work done by Modern Maintenance at #3730-2. The concrete sidewalk was re-poured and is satisfactory. The Board will inquire about the drainage pipe that was put in, as the pipe drains uphill and is not positioned correctly in order to drain water away from the building. The Board will also inquire about the siding that was damaged from the inside to ensure that it will be replaced.

There were a couple of issues where the Association was charged for work that they shouldn't have been responsible for. The Board will charge one of the owners for the work done on their unit. The other charge was for warranty work that shouldn't have been charged at all. The company that did the work on that unit will be contacted. It was determined that payment was never delayed for any of our contractors. The contract in

question had a clause that stated that payment was to be received in 30 days of work performed, of which was honored by the Association. One unit owner will be taken off of the financial records of Shaker Farms, as that unit has been resold. Dennis Stilger, attorney for Shaker Farms, will be contacted about some of the units that have outstanding debt. The water company will be contacted about the water pressure issue that has been affecting all of Shaker Farms and also about an unknown charge that has appeared on the bill for the Shaker Farms Community.

The next meeting is scheduled to be on Monday, December 9, at 7:00pm, location to be determined.

Minutes submitted by,
Cathy Brock
Secretary, Board of Directors