

Shaker Farms Condominiums

Board Meeting

Monday, January 13, 2014

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

Manager in Attendance: Andrea Orangias

Special Guest: Paul Bolte

Location: Jean Hedges's condo - 3726 #1

Time: 6:00pm

The meeting was called to order.

Paul Bolte discussed with the Board, the maintenance that his company, Louisville Maintenance and Construction (LMC), offers. The Board was impressed with the contract and voted to accept it, along with LMC's snow removal contract.

Andrea Orangias will send everyone on the Board copies of the LMC contracts.

Liz Ray asked Paul Bolte about pothole repairs, as there is a big problem with them around the community. He informed her that LMC also does that type of work.

Josh Dixon asked Paul about gutter repairs, as that is another big problem around the community. Paul asked for a two meeting delay to make a report on everything that he believes needs to be repaired around the community, but he agreed to go ahead and start working on the gutter repairs.

Paul Bolte agreed to be at the next meeting, on February 10, to discuss further details.

LMC will remove the mold in #3906-2 to keep it from spreading to the rest of the units. This work will be started right away. The Board has decided not to foreclose on that unit.

LMC has repaired the pipes that burst in #3808-4, but will wait to write out the bill until responsibility can be determined.

Mulloy Properties will be mailing out emergency contact forms to ensure that unit owners can be contacted if someone needs to get into their unit. The unit owner could be held responsible for damages caused by their unit if they cannot be contacted in a timely manner.

Josh emailed our attorney, Dennis Stilger, to ask if another company could be hired to do the unfinished warranty work on #3730-2 and Modern Maintenance could be sent the bill for the repairs. Dennis informed Josh that Modern Maintenance must be given one more chance to respond to the situation. The Board will send written notice to Modern Maintenance on this issue. Bob Wilbourn suggested that a complaint be filed with the Better Business Bureau (BBB), about Modern Maintenance, on behalf of the Board.

Andrea Orangias has resent the documents for FHA certification on behalf of Shaker Farms.

The next meeting is scheduled to be on Monday, February 10, at 6:00pm, Jean's condo, 3726 #1.

Minutes submitted by,
Cathy Brock
Secretary, Board of Directors