

# Shaker Farms Condominiums

## Board Meeting

*Monday, November 24, 2014*

*Board Members in Attendance:* Cathy Brock, Josh Dixon, Mary Malone, Hans Young, Jean Hedges

*Manager in Attendance:* Andrea Orangias

*Special Guest:* Paul Bolte

*Absent:* Brittany Dalton, Liz Ray, Noelia Humphries

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

*Time:* 6:00pm

The meeting was called to order, 6:00pm, open by Josh Dixon, stating he would like to open his last meeting.

Board of Director Positions:

With Josh Dixon moving, a Board position opened, leaving the Board to choose a replacement. The Shaker Farms ByLaws gives the Board has the authority to appoint that member.

Treasurer - Hans Young

Nominated by Mary Malone, seconded and voted in by all.

Vice President - Mary Malone

Nominated for President however declined wanting to be Vice President, motion made, seconded and voted in by all.

Secretary – Cathy Brock

Nominated, seconded and voted in by all.

President - Jean Hedges

Josh Dixon nominated Brittany Dalton, no seconds; Cathy Brock nominated Jean Hedges, which was seconded, and voted in by all.

Member at Large – Brittany Dalton

Alternates – Liz Ray, Noelia Humphries

The Board requested that on the day of the monthly meeting Mulloy provides the balance of the reserve fund and operating account balances as of that day.

The snow removal contract, which was up for renewal, was signed. Jean Hedges volunteered to be the contact person, to call LMC when the snow needs to be removed.

The poison ivy is now gone from the side of #3728. Leaf removal will begin soon, now that all the snow from earlier in the month is gone. There will be a walkthrough of the property, weather permitting, to determine what else needs to be done.

Josh Dixon suggested that the frequency of gutter cleanings be decided on a building by building basis. Paul stated some buildings need 3 cleanings annually, and some need 5 annual cleanings. Josh also informed Andrea and Paul that the gutter on #3726 is sagging over the garage of Unit #1.

The Board voted to have Mulloy to sign checks, instead of having someone from the Board sign. The checks will still need Board approval to go out.

The Board then discussed what to do about delinquent accounts. Hans Young suggested arbitration before any legal action is taken. Other suggestions were also made that will be revisited at the next meeting. Josh suggested that the Board start looking for a different lawyer to handle the affairs of Shaker Farms. Andrea will look into that possibility.

Inspection of attics need to be done on all units 1 and 4, schedule and notices will be sent out. Paul and Andrea, and Board member/s will do property inspection when weather provides and will report.

Mailbox waterproofing was discussed as some are getting water in causing mail to be damaged, along with rust and painting needing to be done, Spring project.

Resident list to be sent to all Board members.

Mailing to go out by 12/15/14 with increase maintenance fee information for 2015, along with other reminders for the winter.

The Board would like to develop a committee to head up an update to the ByLaws, which would need to consist of one board member and 2-3 community members.

The next meeting is scheduled to be on Monday, December 8, at 6:00pm, Jean Hedge's condo, 3726 #1.

Minutes submitted by,  
Cathy Brock  
Secretary, Board of Directors