

Shaker Farms Condominiums
Board Meeting
Monday, December 8, 2014

Board Members in Attendance: Jean Hedges, Mary Malone, Hans Young, Cathy Brock, Brittany Dalton, Liz Ray

Manager in Attendance: Andrea Orangias

Special Guest: Paul Bolte (*contractor*), Rob (*associate*)

Location: Jean Hedges's condo - 3726 #1

Time: 6:00pm

The meeting was called to order.

Paul Bolte discussed gutter cleanings with the Board. One round of gutter cleanings had been done already, and the second would begin soon. The Board had contracted for three per year. He said spot cleanings could be done, as needed, at \$65 per building.

Leaf removal and tree trimmings will be done soon. Two trees by the brick wall (one by #3726-4 and one by #3802-4) will be trimmed, and the pine tree, by #3728, that is leaning, will be cut down and the stump removed.

The posts holding our address signs will be painted black and disconnected wires will be removed from some of the buildings. Paul then suggested some other cosmetic work that the Board will hold off on for now until all preventive maintenance is done.

Thorough roof assessments will be made on each building that hasn't had a roof replaced recently. This will require attic access in the #1 and the #4 units of each building.

The Board then discussed the handling of delinquent accounts. These account holders will be contacted by phone before demand letters are sent, in an effort to work with them and to find a suitable solution for everyone.

Cathy Brock asked the rest of the Board for permission to put up a security light above her kitchen window, which had suffered from vandalism. Mary Malone made a motion that a security light would be allowed to be placed above the window, Brittany Dalton seconded, all approved.

Brittany Dalton said she would call the post office to request maintenance be done to repair our leaking mailboxes.

The Board discussed the approval of meeting minutes. The minutes will continue to be approved by email, but our property manager, Andrea Orangias, will also be included in the approval process.

The Board will research then discuss at the next meeting, the possibility of hiring a different lawyer for the Shaker Farms community.

Cathy Brock will send Andrea a copy of the Master Deed and of the Bylaws, re-typed so that editing may be easier in the future.

Position assignments were made and are as follows:

President:	Jean Hedges
Vice President:	Mary Malone
Secretary:	Cathy Brock
Treasurer:	Hans Young
Member at Large:	Brittany Dalton
Alternate:	Liz Ray
Alternate:	Noelia Humphries (absent)

The next meeting is scheduled to be on Monday, January 5, at 6:00pm, Jean Hedge's condo, 3726 #1.

Minutes submitted by,
Cathy Brock
Secretary, Board of Directors