

Shaker Farms Condominiums
Board Meeting
Monday, January 5, 2015

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

Manager in Attendance: Andrea Orangias

Guest: Paul Bolte (*contractor*)

Location: Jean Hedges's condo - #3726-1

Time: 6:00 p.m.

The meeting was called to order.

Jean Hedges opened the meeting at 6:00 p.m.

Paul Bolte discussed tree trimmings. Based on a walk-through that was done a week ago, the most pressing and economical issues were flagged. Mary Malone asked the Board if she could do what she needs to do to make the tree in front of her building more attractive, in order to save the tree. Brittany Dalton informed Paul of a unit owner that may be concerned about another tree that is slated to be cut down.

Paul then discussed the roof assessments. His team has been on top of the roofs, but not yet inside the attics (which he expects to be done either by Friday, or by the beginning of next week).

Billing for the landscaping contract was discussed. Mary made a motion to pay LMC on a monthly bases, with the understanding that the Board will be credited for any unused mows. All approved.

Liz Ray suggested that Jean call TARC, to take care of the litter that is by the bus stop in front of Shaker Farms.

Hans discussed the delinquent accounts and stated that progress is being made with some of them. The Board voted to contact the holders of all delinquent accounts, from now on, before using any kind of legal proceedings.

Brittany informed the rest of the Board that she contacted the Post Office about our leaking mailboxes, and that they will look into it.

Cathy Brock has made Word files of both the Bylaws and the Master Deed and will send them to the rest of the Board, to be reviewed and revised.

The drains by #3730 will be re-routed in an effort to stop rain water from coming into the building. The correction of this issue was approved in 2013 but was never acted upon. Paul will email a bid to the Board.

Jean suggested a "Residents Only Parking" sign in the parking lot that serves #3726 and #3730, in order to enforce the Bylaws on a parking issue there. She also suggested letters to be sent to the unit owners that are violating those regulations.

A walk-through will be done to uncover all violations in either February or March.

The Board voted on the tree trimmings at the end of the meeting. The tree by #3728, that is leaning, will be cut down promptly, but all others will wait until after the next meeting.

The next meeting is scheduled to be on Monday, February 9, at 6:00pm, Jean Hedge's condo, #3726-1.

Minutes submitted by,
Cathy Brock
Secretary, Board of Directors