

**Board of Directors Meeting**  
Shaker Farms Condominiums  
*February 9, 2004*

*In attendance:* Laura Greer, Christy Tracy, Liz Ray, Jennifer Underwood (Diehl),  
Lyndsay Tabler, Ellie Jillson, Lisa Thieneman

*Location:* Laura's condo

*Time:* 6:30 pm

We have not received January Profit & Loss Statement from Prudential Parks & Weisberg. This would be our last statement from them.

Need to double check if Advantage One was paid for January once the statement is received.

Lisa will send letter to Advantage One regarding the extra \$400 clean-up bill which was suppose to be part of the Spring Clean up discussed.

Automatic payments – only 5 have been received at this point. It costs \$40.00 a month. If we don't have about 20 people involved then we will not offer the service. Lisa will send out a memo to homeowners again to see if there's more interest.

Laura will be meeting with the developer of the strip mall on Wednesday, Feb. 11, Matt Chalfant, has told her that he will replace the chain link fence that extended beyond brick wall that was torn down during the construction of the strip mall.

Christy said that the late fee has never been applied to homeowners account until the 30<sup>th</sup> of the month although it's stated as the 10<sup>th</sup>. Other board members were not aware of this practice.

Agreement with the 3726 #4 is to keep current with \$110 homeowner fees each month and to pay \$110 homeowner fees that they are behind on. Agreement with 3908 #2 has also been arranged previously. They will keep up with the current month and pay \$110 back pay. Neither of these homeowners should be charged the late fee as long as they stay up with their agreement.

Homeowners that convert their garage to another room need to submit plans to the Board for approval. The building needs to stay current with the visual structure of the buildings. Lisa will check with our insurance company regarding garages changed into rooms and how it's affected.

Greenscapes will contact Liz regarding signing the contract this week – signing was delayed due to the current snow/ice conditions.

3810 #2 – has water seeping under the garage (3804 drainage has been put in to alleviate similar problem) and the unit next to hers is now getting wet also. The problem has

existed since July, although it wasn't brought to the Board until October. It still has not been taken care of through Prudential Parks & Weisberg. Lyndsay has given Lisa the three bids currently received to take over this responsibility.

LG&E pole has been knocked down due to a car accident. The family has given the information to a homeowner regarding the expense of repairs for the tree, ground up stump, etc. (Christy will get this information from her neighbor, Phyllis, and pass onto Lisa. She will contact the family regarding costs.) Lisa will contact LG&E regarding having the pole fixed. It is at the drive for 3904 & 3906 driveway.

Welcome Letter -- We will have a letter with important and pertinent information in it to be given to new homeowners. Lisa shared that other properties she manages has a social or welcoming committee that will take the information to the new homeowners/tenants.

Newsletter ideas -- A newsletter will be sent out quarterly, beginning in March. The following items were mentioned as information to include: in order to make any changes to the unit that would change the visual or structural changes to the building, they must submit a written copy of their plans to the Board for official approval; possible babysitters within the community (if you know of someone interested, they can call Ellie to have their name included); birthdays; anniversaries; welcoming new neighbors; copy of lease for units that are rentals should be kept on file with the management company, please send/fax them a copy; need names and phones numbers of individuals leasing so they are also able to receive information and also know what's going on.

3906 #1 -- Christy previously informed homeowner that he needed to disconnect hose off the spiket before winter. He stated he would take care of it. It is still connected. When Spring comes, there is concern that there will be a water problem that will occur since he never disconnected it. Lisa will send letter requesting the removal of the hose.

Fred Simon needs to be contacted regarding sending a letter to Nora Manning. She has filed bankruptcy and we have requested that we are paid, as a creditor.

3802 #2 needs to be sent a letter regarding the late homeowner's fees from Fred Simon.

3808 #1 needs to receive letter regarding not parking on yard.

Lisa recommends that Steve Sheldon send his proof of insurance to be on file in order to use him for any maintenance work on the property.

Lisa will bring to each meeting the leftover money from our account minus \$1000 to Christy in order to deposit into our money market.

Christy will talk with Bank One regarding having the checking account statements sent to Mulloy Properties, Inc. so that Santha can balance the checkbook. Lisa will bring a copy of the statements, etc. to each meeting.

Lisa will also bring a log of calls and how each call was handled to each meeting for the Board to review.

March 15 is the deadline for corporation taxes. Lisa will have Santha contact Christy for any further documents she needs to complete our taxes.

*Email Addresses*

Board:

Lyndsay Tabler -- [lyndsaylor@msn.com](mailto:lyndsaylor@msn.com)

Christy Tracy -- [ctracy1234@aol.com](mailto:ctracy1234@aol.com)

Jennifer Underwood -- [jarensmama@aol.com](mailto:jarensmama@aol.com)

Laura Greer -- [lgreer@oldham.k12.ky.us](mailto:lgreer@oldham.k12.ky.us)

Management Company:

Lisa Thieneman -- [lthieneman@mulloyproperties.com](mailto:lthieneman@mulloyproperties.com)

Ellie Jillson -- [ejillson@mulloyproperties.com](mailto:ejillson@mulloyproperties.com)

The second Monday of each month will be our meeting days.

Next Meeting: March 8, 2004 @ 6:30pm. Laura's Condo

Submitted by,  
Laura Greer

CC: Lisa Thieneman, Liz Ray (remainder of Board will receive via email)

## Board of Directors' Meeting

Shaker Farms Condominiums

# April 12, 2004

Board Members in Attendance: Liz Ray, Lyndsay Tabler, Laura Greer

Management Representatives in Attendance: Lisa Thieneman, Beth Holt

Location: Lyndsay's condo

Time: 6:45pm

Board reviewed and discussed the log of calls from residents.

We will be paying three invoices to Advantage One (previous landscape company) per work completed and/or per contract. Previous board president approved work.

3728 #1 - the spicket needs to be fixed.

A walk-through will be performed in the next week. Lisa will bring the list of violations, as stated in the by-laws. Actions to be taken will be discussed.

Letters, warning homeowners of their overdue homeowner's fees and possibility of a lien being placed on their unit or being taken to small claims court, will be mailed. In 30 days, there will be a follow-up letter with the next step, if overdue fees are not paid.

Next Thursday and Friday, 3810 will get new drainage to solve water problem. 3808 and 3810 will not be able to park at their garages so work can be completed. A letter will be sent out at the end of this week notifying those residents.

An open meeting is being scheduled for the beginning of June. We are trying to book a room at Northeast

Christian because they have rooms available for meetings within the community that they make available for free. We hope you'll be able to attend.

The board hopes you are beginning to notice improvements in the appearance of the property with our new lawn company, Greenscapes. Our goal is to improve the appearance, therefore, our property value. A "cutting back" of overgrown bushes on the property will take place after Derby. Remember to call Mulloy Properties if you have any concerns or questions regarding lawn care services. They will contact a supervisor with Greenscapes. Please do not disturb the workers while they're "on the job." Thank you.

Meeting Adjourned: 7:45 p.m.

**An Additional Note:** The daughter of Kathy Dailey, one of our owners, died in a car accident. You and your family are in our thoughts and prayers, Kathy.

Submitted by,

Laura Greer

Secretary

CC: All Homeowners/Residents

Board of Directors' Meeting  
Shaker Farms Condominiums

**April 12, 2004**

Board Members in Attendance: Liz Ray, Lyndsay Tabler, Laura Greer

Management Representatives in Attendance: Lisa Thieneman, Beth Holt

Location: Lyndsay's condo

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If you have not sent our manager, Mulloy Properties, Inc., your contact information form, please send that ASAP.

Meeting Adjourned: 7:45 p.m.

**An Additional Note:** The daughter of Kathy Dailey, one of our owners, died in a car accident. You and your family are in our thoughts and prayers, Kathy.

Submitted by,

Laura Greer

Secretary

CC: All Homeowners/Residents

Board of Directors' Meeting

Shaker Farms Condominiums

## Open Meeting

June 8, 2004

Board Members in Attendance: Liz Ray, Lyndsay Tabler, Christy Tracy, Laura Greer

Management Representatives in Attendance: Lisa Thieneman, Beth Holt

Also in Attendance: 5 additional condos represented

Location: Northeast Christian Church

Time: 6:30pm

3908 #2 - Brought two checks for homeowner fees. Management will further investigate this situation. Homeowner has also sent a letter regarding concrete that needs repair. Bids are being taken since this same problem exists for several homeowners. There is also a problem with her window. It might be a gutter problem. She has also planted flowers that have been cut down. Homeowner would like to remove bushes at her front door and plant flowers instead. Board agrees this is fine. Lisa will contact Greenscapes to see if they would be able to remove these bushes. Concerns regarding a health problem and parking was brought up.

3720 #2 - there is concrete breaking apart by the sliding doors.

The concrete block for the garbage dumpster in the parking lot of 3720 is broken into pieces and needs to be replaced.

June 15 - the shrubs will be cut back. Lisa suggests that people tie a ribbon with a note to not cut shrubs that they don't want the lawn crew to cut back.

3720 #4 - Beth will be sure homeowner gets a call from the maintenance dept. She also noticed "suspicious" looking bugs and will call the office tomorrow so termite company can be contacted.

Flooding is occurring in the parking lots and in the lawn at the first and last driveways. The main drainage area is not draining as well as it used to since the building began across Chamberlain.

3810#3 a branch needs to be cut back away from the transformer. Beth will contact LG&E. There are also birds that are entering by the vent into the attic. Owner will call the office.

Painting of window trim, vents, door trim, mailboxes. The last estimate is being taken now, and this work will be done this summer. Rotted areas would be rebuilt.

Lisa will double check which day is our mowing day. Lisa will ask the lawn company to lower the mower so grass is cut shorter.

There will be a picnic in September.

Jennifer Diehl's letter to resign from the board for personal reasons has been received. Christy motioned to have the next person from our annual October meeting, according to votes, to replace Jennifer. This is Becky Kelm. Liz seconded the motion, and board unanimously agreed. Becky Kelm is now our 5<sup>th</sup> board member.

The board unanimously agrees to six "No Trespassing" signs on the wall from Accusign. There will be a sign for each driveway.

Meeting Adjourned: 7:40pm

Submitted by,

Laura Greer

Secretary

CC: all homeowners

## Board of Directors' Meeting

Shaker Farms Condominiums

November 11, 2004

Board Members in Attendance: Liz Ray, Lyndsay Tabler, Laura Greer, Virginia Maupin

Management Representatives in Attendance: Beth Holt

Location: Lyndsay's condo

Time: 6:30pm

Insurance company is unable to track down driver of the vehicle that hit our stone wall. Board decided to submit the claim to our insurance company. When the driver is found, claim will be transferred to driver's insurance company.

3810 #1 small claims and lien will be filed.

Gutters will be cleaned as soon as possible. Then, a few will be rechecked once trees finish dropping their leaves. Snow removal will take place at 3 inches, which is the same in previous years. Greenscapes has completed a leaf removal.

"Visitor" painting on the parking spots will take place in the Spring (due to the concerns with the weather interfering with the integrity of the painting).

Concrete work completed and 2 stoops repaired.

2 Handicap signs are in place.

Painting on the frames of doors, windows, etc... has begun. Board agreed to repair the rotting wood at the same time.

3808 #3 Shudder has been repaired.

3802 #3 Window has been repaired.

3726 #4 Bids will be taken regarding the deck.

Contractor has evaluated the water problem in the first parking lot and advised that it is an MSD problem. Mulloy is working with MSD, and has started the "ball rolling" to resolve this problem.

Meeting Adjourned: 7:40pm

Next Meeting: January 20, 2005 @ 6:30pm

Submitted by,

Laura Greer

Secretary

CC: all homeowners