

Board of Directors' Meeting

Shaker Farms Condominiums

March 24, 2005

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

Management Representatives in Attendance: Beth Holt

Location: Laura's condo

Time: 6:30pm

Board approved planting request of 3908 #2. Management will send letter with guidelines to resident clarifying responsibilities.

Board will look at bush at 3908 #1 to consider request by resident, and will discuss at next meeting.

Board has changed the lawyer that's being used for homeowner collections on late dues. The board has already seen positive results with this lawyer.

Only 1 early spring and 1 late fall spraying will be done this year with Greenscapes. There will be only one hedge trimming in the fall, with the exception of bushes that should be trimmed in the spring only.

Beth will get estimate for power washing the areas that have algae again.

Trim painting of windows, doors and mailboxes will continue as the weather improves.

Dial One Pest Control should be contacting residents to schedule a time for termite inspection.

Beth will get estimates for removal of the dead pine trees.

Mulloy Properties has been renewed as our management company.

Meeting Adjourned: 7:30 p.m.

Next Meeting: Thursday, April 21, 2005 @ 6:30 @ Laura's condo.

Submitted by,

Laura Greer

Secretary

CC: all residents and owners

**Shaker Farms Condominiums
Board of Directors Meeting
April 20, 2005**

*Board of Directors in Attendance: Liz Ray, Lyndsay Tabler, Virginia Maupin, Laura Greer
Mangers in Attendance: Beth Holt
Location: Laura's condo
Time: 7:00pm*

Power washing approval for the areas with algae growing on the siding.

The last water bill was almost \$3,000. Our budget does not cover water bills this high. Please conserve water. Please be sure you do not have drips. Please be aware of unnecessary use of water. The next step would be the board considering banning various uses of water, such as water play, car washing, plant watering. The board does not want to go to this extreme. Please help avoid this possibility.

Painting of door and window trims has resumed.

Board will check the cost of bush removal. However, the board would only pay for bushes that they planted. The board will not remove bushes that are currently alive.

Board discussed homeowners with late fees and legal action being taken against them.

Lyndsay will check on purchasing mulch to place around trees in the middle sections of condos. Laura and Lyndsay will place the mulch once it's been purchased in order to save money.

There should not be any firewood around the outside of the condominiums or on the floor in your condo or garage. Termites are attracted to this type of exposure. Cardboard also placed on the ground/floor is also a termite attracter.

There is a previous tenant that owed money from several years ago. The amount will have to be taken off since as bad debt since a lien was not placed on the condo at the time needed.

Meeting ended: 8:30pm

Next meeting: Thursday, May 26, 2005 at 6:30 at Laura's condo.

Submitted by,
Laura Greer

Cc: all homeowners

Shaker Farms Condominiums
Board of Directors Meeting
May 26, 2005

Board of Directors in Attendance: Liz Ray, Lyndsay Tabler, Virginia Maupin, Laura Green; Christy Tracey

Managers in Attendance: Beth Holt

Location: Laura's condo

Time: 6:30pm

Power washing has been completed. Board commented that it looks good.

Regarding painting of the wood widow and door frames, mailboxes and replacement of rotting wood: Beth will send a letter to the painter giving him 7 days to finish the job or the remainder of the job and payment will go to someone else.

3906 #1 - bushes removed have not been disposed of properly. Beth will send a letter giving 7 days for proper disposal of the bushes removed at that residence.

Check from homeowner with late dues bounced. Owner is being taken to court. A different homeowner paid late fees to the attorney, however, the check was lost in transition from the attorney to Mulloy. Owner will reissue a new check and Mulloy will "pay" the charge for the "lost" check cancellation fee to the homeowner's current balance.

There has been a report to the board that a carjacking occurred on Charter Oaks Drive by Chamberlain Lane. Please be aware of your safety and take precautions, such as keeping your home and car doors and windows locked. Please be aware of your surroundings and report to the police any suspicious trespassers on Shaker Farms property or in the vicinity.

Drainage continues to worsen in the past few months between 3720 & 3722. There is a concern that the flooding waters are getting close to the buildings and will cause water damage. Mulloy has obtained two bids and will receive a third before a decision will be made. Manager is still communicating with MSD regarding the excess water in the front parking lot due to the building across Chamberlain Lane.

Board received a request from 3906 #1 to put down patio area - gravel with patio stones on top. Board requests the owner submit detailed plans in writing (request was made via a board member, not in writing) in order to properly understand the dimensions and placement. The board would like to walk down and take a look at the area before a decision is made at the end of the next board meeting (please see the June date below). If the owner could please mark off the area, the board would appreciate it. Request was also made (via board member, not in writing) for removal of a tree. The board will not approve removal of trees that are not dying/dead, at this point.

Board received a concern regarding Greenscapes. Board will monitor their work and restitution they offer to homeowners. Board discussed previous lawn company's work compared to Greenscapes. Board agreed that the lawn looks better (greener and very few weeds in most areas). This is a vast improvement in the one year that Greenscapes has had the contract. Board will monitor their shrub trimming (will mostly occur in the fall) and mowing. Point was made that owners are planting and placing items out in the common grounds (outside the flowerbeds that are against the buildings which the board has allowed homeowners to care for). Board will continue to monitor the number of complaints regarding the

flowerbeds versus plants and lawn decorations in the common ground area, which have not been approved for planting.

Several complaints have been submitted regarding garbage pick up and time of pick up. Beth filed complaints with the garbage company. At that time, she discovered that the customer service representative in charge of our account is no longer with the company and we will have a different representative.

There are concerns being expressed that residents are not properly picking up after their pets and disposing of the waste in a sanitary manner. This is your responsibility. There is a health concern. It is occurring throughout the community in several areas. Please correct this problem if you are one of the residents that does not pick up after your pet.

Request from 3722 #1 received asking that the azalea bush not be trimmed this spring. Agreement for trimming was between 3722 #1 and 3722 #2, and approved by the board to take place over two years. However, homeowner of 3722 #2 agreed for the trimming not to take place this spring, also, in order to be sure the health of the bush has not been jeopardized. If the bush is healthy next year, then trimming can resume as agreed upon at that time.

Board discussed that the entire community receives the same maintenance service. Concern was expressed to the board that the landscape is not the same throughout the community. However, the board discussed that since personal responsibility is left to the resident to care for their flowerbed area, then it is not an association responsibility to maintain its appearance. Many residents throughout the community spend their personal time and money to care for the landscaping in front of their condominium. Greenscapes does not care for the flowerbeds (although they have cut back some of the perennials in the winter for us, and trim shrubs as contracted with the association). The maintenance, or lack of maintenance of these areas, falls on the owner/resident. The board addresses concerns as they are submitted. The board has been carefully watching the budget since it cannot spend money that it doesn't have. Please remember that your homeowner dues pay for much more than landscape. It covers your water (an exorbitant bill), sewer, garbage removal, insurance fees, termite contract, general repairs and much, much more.

Parking problems! The only parking spaces you "own" are in your garage and directly in front of your garage (as long as the flow of traffic is not impeded). Your decision on how to use your garage space (as an extra room or for storage reasons) does not entitle you to any extra parking spaces. There is absolutely no reserved parking for owners in the parking spaces. There have been reports that owners are telling other owners not to park in particular spaces, claiming them as "theirs." Please be aware that this is not accurate. Parking is on a first come, first serve basis, as long as you are a resident. The only reserved spaces are the handicap parking for individuals with proper handicap documentation. It is the resident's responsibility to communicate to visitors they must park in a visitor spot, or on the street. The board is aware that not all drives have visitor parking or any extra spaces marked due to the original construction layout. Many drives do not have a place to mark spaces. Parking is a sensitive issue. If you have excess vehicles that do not fit in your allotted garage or in front of the garage space, please be aware whether you are taking away extra spaces from other residents (as is fair), and park on the street, if necessary.

Please remember that concerns not addressed to the board cannot be properly handled. If you have a concern, please submit it to Mulloy. If you are not receiving adequate communication regarding your concern with Mulloy, then feel free to submit a concern to a board member.

Meeting ended: 8:00pm

Next meeting: Thursday, June 23, 2005 at 6:30 at Laura's condo

Open meeting: Beth will try to reserve a free room at Northeast Christian for Thursday, July 14 or Monday, July 11 @ 6:30p.m. Notice will be sent out to owners.

Submitted by,
Laura Greer
Secretary
Board of Directors

Cc: all homeowners

Shaker Farms Condominiums
Board of Directors' Meeting
Thursday, August 29, 2005

Board Members in Attendance: Lyndsay Tabler-Railey, Virginia Maupin, Liz Ray, Laura Greer
Manager in Attendance: Beth Holt

Time: 6:30 p.m.

Location: Laura's condo

Beth will send a letter to owners in #3908, #3906 and #3904 regarding the drainage issue with MSD to be sure they are aware of the current and future status of those repairs.

3730 #3 was sold at auction, but new owner is contesting the sale in order to have it voided due to a small possible legality. His mortgage company will make a decision about whether the sale is final or whether it'll go back to auction. If it goes back to auction, it'll be approximately another 9 month process.

Regarding the drainage problem in the last driveway: the board has requested to meet with the contractor at the next meeting to better understand what the work entails and how the problem will be solved.

The board discussed the situation surrounding renters and possible restrictions. Beth will mail out more information to further explain.

Signs are in cement regarding the parking issue at 3810 and 3808 driveway. (Although they were vandalized when they were originally setting in the cement.) Towing will commence for vehicles parked in the areas now clearly marked. The dumpster was not being picked up due to violations in the parking. Despite numerous efforts to communicate the problem and future consequences to current residents in violation, it did not improve. If your vehicle is towed from that location, please call Beth Holt from Mulloy Properties if you have any questions.

Annual Meeting: Thursday, Oct. 20 at Hampton Inn at 6:30 p.m.

Next Meeting: Thursday, Sept. 22, at 6:30 @ Laura's condo.

Meeting Adjourned: 7:35 p.m.

Submitted by,
Laura Greer
Secretary
Board of Directors

Cc: all homeowners

SHAKER FARMS CONDOMINIUMS

ANNUAL MEETING

October 20, 2005

Board Members in Attendance: Liz Ray, Lyndsay Tabler-Railey, Virginia Maupin, Christy Tracy, and Laura Greer

Management in Attendance: Beth Holt

Total Number of Homeowners in Attendance: 10

Time: 6:30 p.m.

Location: Hampton Inn

There is not a quorum present. Board unanimously voted to go ahead given that past history has not had quorum present.

The vote for board members for the year took place. The board members for October 2005-October 2006 will be: Liz Ray, Lyndsay Tabler-Railey, Mary McCoy, Virginia Maupin, Laura Greer and Christy Tracy. There will be 6 Board of Directors. The board unanimously voted to have 6 board members due to the three-way tie.

Tree branches hanging over the street and by mailboxes need to be cut back. Beth will check with Steve about doing the work.

Homeowner turned in receipts (\$27.05) for new board to vote on reimbursement.

Shrubs will be trimmed. Tie yellow tape onto shrubs that you do not want to be trimmed. Letter will go out to owners explaining.

Meeting Adjourned: 7:40 p.m.

Next Board Meeting: November 17 @ 6:30p.m. At Laura's condo

Submitted by,
Laura Greer
Secretary
Board of Directors

Cc: All homeowners