

Shaker Farms Condominiums  
Board of Directors' Meeting  
Thursday, January 26, 2006

*Board Members in Attendance:* Lyndsay Tabler-Railey, Virginia Maupin, Liz Ray, Laura Greer, Mary McCoy

*Manager in Attendance:* Beth Holt

*Time:* 6:30 p.m.

*Location:* Laura's condo

The property will be treated for moles. We have been assured that the treatment is safe for pets.

The community has had difficulties with the post office mail carrier misdelivering mail. If you receive another resident's mail, please call 245-4547 to report the misdelivery. We are hoping that if the community consistently reports the problems, it will be better handled through the post office.

Board voted to approve the repainting, sealing and number stenciling on the mailboxes. Unfortunately, a resident took it upon themselves to number all of the boxes. The residence who defaced the property on a Sat. at the end of Dec. would be responsible for the costs. Since the Board does not have proof of the individual, at this time, the Board will have to cover the expense to repair the defacing. Please understand that repairs by residents/owners that violate any of the by-laws would be repaired at that individual's expense. Additionally, when the responsible party is not known, it comes out of all owner's/renter's pockets, since the homeowner's fees pays for these types of repairs. The Board believes the responsible individual most likely numbered them out of frustration due to the mail misdelivery. Please note however, the post office carrier places mail in from the back and the numbered fronts do not impact correct or incorrect mail delivery. If you have information regarding the person responsible, please notify the Board and/or Beth Holt at Mulloy Properties.

Although stated in the minutes from the November meeting, the coyotes will not be trapped. The original company was not available that said they could trap them. Upon further research, this will not eliminate the coyotes in our area. The woods extend a great distance into the connecting neighborhoods. They are a problem now throughout Jefferson County. Please watch your small pets and be aware that there are now coyotes in our neighborhood and throughout all of Jefferson County. You should have your pet on a leash according to the Jefferson County leash law.

The Board unanimously agreed that the homeowner late fee will be raised to \$25.00. This will be effective March 1, 2006. Please remember that your homeowner fee is late if not received on the 10<sup>th</sup> of the month it is due. (Example, March 1, 2006 fee is late on March 10, 2006)

The drainage problem between 3720 and 3722 was previously approved to be repaired. It will be scheduled.

Deck at 3804 #4 has been unanimously approved for repairs.

Next Meeting is the Annual Meeting: Thursday, Feb. 23, 2006 at 6:30p.m at Laura's condo  
*Meeting Adjourned: 7:45 p.m.*

Submitted by,  
Laura Greer  
Secretary  
Board of Directors

Cc: all homeowners

**Shaker Farms Condominiums**  
**Board of Director's Meeting**  
*Thursday, February 23, 2006*

*Board Members in Attendance:* Liz Ray, Laura Greer, Lyndsay Tabler-Railey, Mary McCoy, Virginia Maupin

*Manager in Attendance:* Beth Holt

*Location:* Laura's condo

*Time:* 6:30p.m.

Drainage system at last driveway was damaged when a resident moved out. The resident was charged the cost of repairs.

Shingles on 3726 have been replaced.

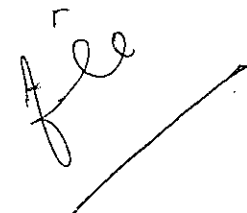
Reminder to all residents: You have the parking in and behind your garage, and one parking space in the areas with parking lots. All visitors should be in or behind your garage, in marked "visitor" (for the lots that have "visitor" marking) or on the street. Visitors should not park in a space that residents use. Also, remember that for no reason are you allowed to park on the grass. Partial grass parking is not allowed according to the by-laws either.

Board unanimously voted to begin foreclosure procedures, at a minimum of \$1,000, if homeowner is behind on fees.

Reminder to all residents: the Landport system (on the computer) is for maintenance work needing attention only. It is similar to placing a work order, except bids might need to be taken, board might have to approve, etc., depending on the nature of the work and/or the cost of repairs. If you log a complaint on the Landport system, it is deleted and your complaint will not receive a response. All questions, concerns and complaints must be called or emailed directly to Mulloy Properties.

**Next Board Meeting:** Thursday, March 30 at 6:30p.m. at Laura's condo

*Time adjourned:* 7:25p.m.



Submitted by,  
Laura Greer  
Secretary  
Board of Director's

cc: all homeowner

**Shaker Farms Condominiums**  
**Board of Director's Meeting**  
*Thursday, April 27*

*Board Members in Attendance:* Liz Ray, Laura Greer, Mary McCoy, Virginia Maupin, Christy Tracy

*Manager in Attendance:* Beth Holt

*Location:* Virginia's condo

*Time:* 6:30p.m.

Board discussed the state of late fees with various homeowners and action being taken

Board discussed maintenance issues reported to the management company

Bush trimming will take place in the fall

Laura will have the information brochure ready for the next meeting to be sent out to all owners and residents.

Fining system is still being drafted.

Since there is very little information to share with the community, the Board approved for this month's minutes to be sent out with next month's meeting minutes in order to save the money on postage.

**Next Board Meeting:** Wednesday, May 17 at 6:30p.m. at Lyndsay's condo  
*Time adjourned:* 7:30p.m.

Submitted by,  
Laura Greer  
Secretary  
Board of Director's

cc: all homeowner (with next month's minutes)

**Shaker Farms Condominiums**  
**Board of Director's Meeting**  
*Wednesday, May 17*

*Board Members in Attendance:* Liz Ray, Laura Greer, Mary McCoy, Virginia Maupin, Lyndsay Tabler-Railey

*Manager in Attendance:* Beth Holt

*Location:* Lyndsay's condo

*Time:* 6:30p.m.

Board discussed parking problems at the driveway of 3808 and 3810. Letter will be sent to the residence and owner regarding the parking problem in this driveway due to the excessive number of vehicles. By-laws state you are only allotted the parking in your garage and directly outside your garage. Units that do not have a garage are allowed one space next to their door or other nearby parking.

Board discussed the state of homeowners with late fees and action being taken

The informational brochure is ready to be sent out. It should arrive with these minutes. The brochure will be initially sent to all residents and owners. It is intended to help new owners and residents know important information when they first move in. It references the fining system and "Rules and Regulations." Please be aware that document should be ready for board approval for June and will then be mailed to all owner/residents.

Next Board Meeting: Wednesday, June 22 at 6:30p.m. at Virginia's condo

Opening Meeting: July 13 at 6:30 at Northeast Christian Church

*Time adjourned:* 7:30p.m.

Submitted by,  
Laura Greer  
Secretary  
Board of Director's

cc: all homeowner

**Shaker Farms Condominiums**  
**Board of Director's Meeting**  
*Thursday, June 22, 2006*

*Board Members in Attendance:* Liz Ray, Laura Greer, Mary McCoy, Virginia Maupin

*Manager in Attendance:* Beth Holt

*Location:* Virginia's condo

*Time:* 6:45 p.m.

Termite inspection of bait traps and inside unit inspections will be arranged with Dial One. When you receive notice, please make arrangements for your unit to be inspected on the first floor level, including garage, by the Dial One representative.

Board reviewed Land port maintenance issues. Major common area plumbing problem completed at 3808 as reported by #2.

Board approved battery operated doorbell at 3906 #2. Board approved satellite dish to be installed on a pole in the unit's flowerbed area only at 3904 #3.

Owners/residents will receive a revised accounting statement for their unit reflecting the correct late fees of \$25.00. This will affect 9 owners/residents.

Board reviewed homeowner late fees and status of foreclosures and liens.

Board reviewed draft of Rules and Regulations and Penalties of Violations document.

Board approved Application Form for Exterior Alteration or Landscaping to be used for all owners/residents. A copy will be included with these minutes for each unit. The Board will adhere to this form for any and all requests owners/residents wish to submit.

White resin chair was stolen outside the garage of 3722 #2. Please keep your eye out. It was not an expensive chair; therefore, it was most likely stolen due to its location, not value.

Open Meeting: Thursday, July 13 at 6:30p.m. at Northeast Christian Church. Closed Board meeting will take place directly after Open Meeting at 7:30-8:30 p.m.

*Time adjourned:* 8:00p.m.

Submitted by,

Laura Greer

Board of Director's Secretary

cc: all homeowners

Shaker Farms Condominiums  
Annual Open Meeting  
Thursday, July 13

*Board Members in Attendance:* Liz Ray, Virginia Maupin, Lyndsay Tabler-Railey, Mary McCoy, Laura Greer

*Manager in Attendance:* Beth Holt

*Number of Other Owners in Attendance:* 4

*Location:* Northeast Christian Church

*Time:* 6:40 p.m.

3904 #3 - tree blocking windows and door needs to be trimmed back.

Some other items discussed: parking concerns, lawn care issues

Owner asked for clarification regarding submitting maintenance issues into Landport. If you don't have a computer/internet access at home, then you may call your maintenance issue into Mulloy

Manager passed out recent financial statements and community contact information along with Mulloy Properties magnets with their contact information.

*Meeting Adjourned:* 7:50 p.m.

Board of Directors  
Closed Session  
(directly following Open Meeting)  
*Time: 8:00p.m.*

Board began approving the "Rules and Regulations" document and fining system.

Board approved for the pine trees along Charter Oaks to be trimmed.

*Time adjourned:* 9:00 p.m.

*Next Board Meeting:* Thursday, Aug. 17 @ 6:30p.m at Virginia's condo

Submitted by,  
Laura Greer  
Secretary, Shaker Farms Board of Directors

cc: all owners

Shaker Farms Condominiums  
Board of Director's Meeting  
Thursday, Aug. 12, 2006

*Board Members in Attendance:* Liz Ray, Laura Greer, Lyndsay Tabler-Railey, Mary McCoy, Virginia Maupin,  
*Manager in Attendance:* Beth Holt  
*Location:* Laura's condo  
*Time:* 6:30p.m.

The board approved tree trimming in a couple locations.

The board reviewed the financial statement and maintenance issues reported. The board reviewed the status of owners with late dues.

The board approved the Rules and Regulations. All homeowners will receive a copy. It is the homeowner's responsibility to provide the document to your renters. The penalties for not following the rules are clearly outlined in the document. Document is effective immediately.

More information regarding the Annual Meeting and elections will be sent out soon. If you choose to run for the board, you must submit a bio. More information to come!

Next Board Meeting: Thursday, Sept. 21 at 6:30p.m. at Virginia's condo  
Time adjourned: 8:00p.m.  
Annual Meeting: October 19, 2006 at 6:30 at Hampton's Inn (location to be verified)

Submitted by,  
Laura Greer  
Secretary  
Board of Director's

cc: all homeowner

## Shaker Farms Condominiums

Board of Director's Meeting

Thursday, September 21, 2006

*Board Members in Attendance:* Liz Ray, Laura Greer, Lyndsay Tabler-Railley, Mary McCoy, Virginia Maupin

*Manager in Attendance:* Beth Holt

*Additional Owners in Attendance:* 3

*Location:* Virginia's condo

*Time:* 6:30p.m.

Unanimous decision to deny homeowner request to waive the late fee owner has incurred.

3606 #4 - board approved tree to be trimmed off the balcony

3728 between #2 and #3 - tree will be trimmed off building

CORRECTION: in the Rules and Regulation document, the word "inoperable" was accidentally omitted under the section "Parking" in the paragraph explaining that cars with expired tags can be towed and fined. Inoperable vehicles can also be towed and fined. Board unanimously approved that vehicles with expired tags will be fined during the creation of the document; vote was reconfirmed.

Shrubs will be trimmed in October.

Board discussed the status of homeowner fees.

Annual Meeting: Thursday, October 19 at 6:30p.m. at Hampton Inn

*Time adjourned:* 7:40p.m.

Submitted by,

Laura Greer

Secretary

Board of Director's

cc: all homeowner

Annual Meeting  
October 19, 2006

Members in Attendance: Liz Ray, Virginia Maupin, Mary McCoy, Lyndsey Tabler-Railey, Laura Greer  
Manager in Attendance: Beth Holt  
Number of Other Owners: 6  
Time: 6:35p.m.  
Location: Hampton Inn

#### Introductions

Previous board in attendance unanimously agreed to accept all 6 owners running for the board. Six worked well last year, so we'll try it again. New board members: Barbie Abbott, Mary McCoy, Liz Ray, Virginia Maupin, Lyndsey Tabler-Railey, Laura Greer

Beth explained the financial balance sheet and statement of operations expenses.

Question asked by owner regarding whether our community is covered for earthquake insurance. Manager and Board will check into whether there's coverage and the possibility to add it.

Dial One placed notices in owner's doors. They checked condos on Oct. 19 & 21 for evidence of termites. They inspect the bait traps around the outside of buildings, then they check inside the unit.

Board is checking on a more permanent solution for number signs that have been vandalized.

Board reviewed the tree trimming and shrub trimming. Compliments were given to Greenscapes for doing a good job.

Reminder: you are not allowed to have a wood pile outside your unit. You will be fined.

Reminder: please get your chimneys cleaned before using for your safety and the safety of your neighbors.

Reminder: unhook hoses for the cold-weather from the outside spicket. If damage occurs because you didn't remove the hose, you are responsible for the damage.

Board will get bids for powerwashing decks (and water sealing) any buildings. Also, board will look into bids for repaving. Since the units are approximately 30 years old, there are a number of very expensive items in our near future.

Beth updated the community on the MSD drainage issue for the first parking lot.

Lyndsey motioned to adjourn. Virginia seconded.

Meeting adjourned: 7:25p.m.

Next Meeting: Thursday, Nov. 30 at Barbie's condo at 6:30.

Submitted by,  
Laura Greer  
Secretary  
Shaker Farms Condominiums

cc: all homeowners

**Shaker Farms Condominiums**  
**Board of Director's Meeting**  
*November 30, 2006*

*In Attendance:* Mary McCoy, Barbie Abbott, Lyndsay Tabler-Railey, Liz Ray, Virginia Maupin, Laura Greer

*Manager in Attendance:* Beth Holt

*Location:* Barbie's condo

*Time:* 6:30

Leaf removal has taken place. Gutters will be cleaned in December. Board reviewed maintenance issues reported on Landport.

Board discussed the management company and majority voted to remain with Mulloy Company. Majority of board is pleased with their work.

Board voted on positions that members would hold for this year.

President: Liz Ray

Vice-President: Lyndsay Tabler-Railey

Treasurer: Virginia Maupin

Secretary: Laura Greer

Open positions: Mary McCoy and Barbie Abbott

Please remember to have your chimney cleaned due to fire safety concerns. It is not safe to use your fireplace without cleaning it first.

Board collected a large amount in late dues this past month.

Majority of board voted that dues would be increased \$10.00 beginning in January 2007 due to the cost of inflation and amount of maintenance upkeep to an older community, such as ours.

Liz motioned to adjourn meeting. Mary 2<sup>nd</sup> the motion. Adjourned: 8:17pm

Next meeting: Thursday, Jan. 25 @ 6:30 @ Barbie's condo.

Submitted by,

Laura Greer

Secretary, Board of Director's

*Cc: all residents and homeowners*

Shaker Farms Condominiums  
Board of Director's Meeting  
November 30, 2006

In Attendance: Mary McCoy, Barbie Abbott, Lyndsay Tabler-Railey, Liz Ray, Virginia Maupin, Laura Greer

Manager in Attendance: Beth Holt

Location: Barbie's condo

Time: 6:30

Leaf removal has taken place. Gutters will be cleaned in December. Board reviewed maintenance issues reported on Landport.

Board discussed the management company and majority voted to remain with Mulloy Company. Majority of board is pleased with their work.

Board voted on positions that members would hold for this year.

President: Liz Ray

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Liz motioned to adjourn meeting. Mary 2nd the motion. Adjourned: 8:17pm

Next meeting: Wednesday, Jan. 31 @ 7:00 @ Barbie's condo.

Submitted by,

Laura Greer

Secretary, Board of Director's

Cc: all residents and homeowners