

Fandel Farms Condominium Association  
Annual Homeowners Meeting  
4/27/08

Board Members Present: Jim Brumm, Ralph Yerby, Bob Farquhar, Deb Deitrick

Other Homeowners Present: David & Vicki Reliford, Bernerd & Earlene Miller,  
Lynn Goffinet, Pete & Sharon Peterson, Dwight & Mary Stone

Jim Brumm, President called the meeting to order at 2PM.

Previous minutes from the Jan. 27<sup>th</sup> meeting were reviewed and accepted.

Deb presented the Treasurer's report including a proposed budget for 2008.  
The report was reviewed and accepted.

Our checking account balance as of 4/15/08 is \$13,705.39. Our annual income based on  
the current 24 units is \$25,440. Estimated expenses for 2008 are:

\$9319 Lawn Care

\$8390 Insurance/Country Mutual

\$2700 Snow Removal

Election of new board members.

Currently there are 3 out of 5 positions open—Treasurer [Deb Deitrick], Secretary [Robyn  
Mulvihill], and Lawn/Maintenance [Bob Farquhar].

Vicki Reliford volunteered for the Secretary position. There was a motion to ask all of the  
Board members to continue and all agreed to continue to serve. This was passed  
unanimously.

Ralph Yerby reported on an issue with the initial condo units—215/213, 211/209,  
214/212, and 210/208. The gutters on those buildings are attached to plastic tubing that  
goes under the driveways. The sidewalks next to the front stoops are dropping and  
pulling away. Also the driveways have ongoing cracks. Some driveways in other units  
also have surface issues that will need repair. Ralph has received an estimate of \$775 to  
“slab jack” the 8 effected units so the sidewalk and front stoops will line up. He is also  
pursuing estimates on changing the gutters on the effected building so the gutter is in the  
middle of each building. This will match all of the other units. Ralph will also get an  
estimate to remove & replace the section of the sidewalks that have pulled away and to  
repair driveways that have surface issues. The Board will review the estimates and make  
a decision regarding these issues.

Carmody Lawn Service will continue to do our lawn care for the upcoming year. They  
will also repair the damaged lawn area behind 201/203. The Village of Germantown Hills  
has fixed the damage done when the manhole covers were accessed by the Village.