

Minutes for Fandel Home Owners Association Board Meeting

Sunday, July 27, 2008

Attendees: Sharon Peterson, Carolyn McCraith, Kathy Moehn, Mike & Linda Dorsey

Board Members: Bob Farquhar, Deb Deitrick, Jim Brumm, Ralph Yerby and Vicki Reliford.

Jim Brumm called the meeting to order.

Deb reported that the balance as of today is \$13,367.29. She also presented everyone with a list of bills paid and condo fees received since 04/15/08.

Ralph stated that we had received a letter from condo # 212 Bernard and Eurlene Miller requesting permission to plant a tree in the back yard this fall. There were no objections for this to be done.

Ralph gave us the following estimates on the following work:

Estimate from Darrin Leitner from Leitner Concrete Leveling Inc., 155 Leitner Lane, Spring Bay, Il. 61611.

To Fandel Farm Condo Assoc. for the following work to be performed on Marvin Court.

\$390.00 – for condo # 208 – Raise 3 sections of walk and caulk "crack".

\$ 280.00 – for condo # 209 – raise 1 sq. walk and caulk "crack".

\$480.00 – for condo # 210 – raise 3 sections of walk, sakerte @ drain, and caulk crack.

\$325.00 – for condo # 211 – raise 2 sections of walk and caulk "crack".

\$390.00 – for condo # 212 – raise 3 sections of walk and caulk "crack".

\$280.00 – for condo # 213 – raise 1 square walk and caulk "crack".

\$285.88 – for condo #214 - raise 1 sq. of walk and caulk "crack".

\$280.00 – for condo #215 – raise 1 sq. of walk and caulk "crack".

- Price includes cut out old drain and fill with mix.

The second estimate was from The Original Slabjackers, 400 W. Lawndale, Peoria, Il. 61604

Condo - # 214 – 4x4 @ Porch

Condo - # 212 – 4x4 @ Porch

Condo - # 210 – 4x4, 5x12 Walk

Condo - # 206 – Raise one corner and drop one corner
Condo - # 209 – 4x4 @ Porch
Condo - # 211
Condo - # 213 – 4x4
Condo - # 215 – Raise ½ inch

Kathy mentioned that they did not have condo # 208 on this list but Ralph said it was suppose to be included and he would check on this.

The total for all of this was \$775.00, but it was mentioned that he didn't state that he would do any caulking. Ralph will check on this and get an additional price if there would be one. Ralph is going to do a little more checking all of this and doing things a different way. He is going to contact Slabjacks again since they gave us the lowest bid.

Vicki stated that the grass in their back yard is not coming up like it should. Ralph informed us that Carmody's had already mentioned this to him and he had gone and checked it out himself. His suggestion is to wait until fall and then we could rake up the dirt and plant new seed.

With all the problems we have had in the past and so many never taken care of by Paul Gibbs it was decided to send out a letter to all condo owners and ask for a list from each owner of anything that was on their punch list that has not been completed. Jim is going to check with an attorney to see what our legal rights are pertaining to this. We will then have a special meeting to discuss what the condo owners would like to do. We will ask for this to be sent in by the 15th of August.

Ralph reported that the complete building for 101 and 103 is now completely insured. Deb will check why the Association needs to insure 103 this should be Paul Gibb's responsibility.

It was also brought up that there are still a few condo owners who have never turned in their proof of Liability insurance and this needs to be done legally according to our by-laws.

Deb brought up the prices of a safety deposit box at Heartland Bank and it was decided to get a 10x10 box for \$55.00 per year. The box will be used to store insurance papers. Deb and Jim will take care of this.

A motion was made by Sharon Peterson to adjourn the meeting and a second was made by Bob Farquhar.

The next regular board meeting will be held on Sunday, October 26, 2008.
If a special meeting is needed a notice will be sent out in August.

Respectfully submitted,
Vicki Reliford – 383-3180 (condo-201)
Secretary
<http://www.fandelfarmcondo.org/>