

Fandel Farms Home Owner's Association
Minutes Special Meeting September 14, 2008

President Jim Brumm called the meeting to order. (15 Condo owners attended)

Jim announced that they had met with our attorney over some of the issues with Paul Gibb. The attorney stated we as homeowners need to learn more about "Buyers be Ware!" He stated that what a buyer needs to learn for the future is to get a value on what needs to be done and double that and ask at closing for it to be held in Escrow.

Jim announced that the attorney also stated that we need to vote with the Home Owner's on rather we should have a reserve fund or not this is in accordance with Illinois law. Our insurance is set up with a \$500 deductible or \$250.00 per unit. After discussion it was decided that if we had a reserve fund it should be 10% of total income.

The following was discussed: Siding, Doors, Cement Work and Snow Removal

Ralph reported with things that need to be done, total would cost us approximately \$7,775.00. It was decided that we need to look over the list of things to be done and prioritize things. The sidewalks and siding need to be fixed first.

Bob also announced that Ted Blunier (snow remover) has announced that his price of his snow removal will be going up \$1.00 per drive for the next winter season. There was discussion on getting them to clean off the porches and sidewalks and Jim stated they do not want to do this because of the time factor involved. It was suggested that we put a sign up around town and at the high school for a student that would like to make a little extra money. It was decided to offer \$5.00 per unit and it would be strictly up to the condo owner if they want to pay this or just do it themselves. If they decide to hire the person then it will be up to the condo owner to call and ask them to come and also pay whatever they want but at least the \$5.00. There was also discussion that some didn't think the condo owners should have to pay for this, that a lot of condo associations have all of this done with the drives and that it should be included.

It was mentioned that before the season starts that they need to be talked to about being a little more cautious when doing the drives, last year they dug up some grass and hit a couple of light poles.

It was also announced that a letter has gone out about the new fence put up at the new condo at the end of the cul-de-sac. A letter has also gone out to Paul Gibb that he does not have the right to put up any fencing without the Homeowner's Associations permission.

The next meeting will be held on Nov. 09, 2008 at 2:00p.m.

Respectfully Submitted,

Vicki Reliford, Secretary