

Minutes for the Oct. 17, 2010  
Board Meeting  
Fandel Farms Condo Association

Minutes for the August 2010 meeting were read and accepted. I have emailed them to owners.

Deb Deitrick gave the Treasurer's Report. Our account balance as of 10/15/2010 was \$5,828.48.

Ralph Yerby read his maintenance report. There has been difficulty contacting owner's or family members about some issues with unit 102. The owners have lived in that home for about 7 month, new home warranty is 12 month. The owners have a lengthy punch list, none of the items have been addressed by the builder. Apparently the builder is trying to pass one of the items on the list to the association, that of seeding the back yard. That is the responsibility of the builder. The new owners family has faith that the punch list will be completed responsibly by the builder, our experience over seven years gives us less hope. We are making it clear in these minutes that the Home Owners Association is in no way responsible for their warranted repairs. There are no numbers on the lamppost sign to designate the address number, the sump pump discharge pipe has not been buried, there are no shutters on the front windows, and the back yard seeding has not been addressed. These are not the responsibility of the association, nor will it be our job to advocate for the owners in the event those and other tasks are not completed.

Ralph contacted Hampton's about doing a yearly service check on fireplaces for \$20. Their service man came last week to do that work.

The mowing company broke a bird feeder at unit 115 and they were re-immersed for that loss (\$33). Ted Blunier will do the snow removal again this year, for \$12 per drive. Ralph discussed with him the issue of having been here two times a day two or three times last year. He has been asked not to do that again this year without calling either Mike Dorsey or Judy Michael.

The final treatment for our yards was scheduled for the week of the 18th of October. They treated for broadleaf weeds and dandelions, and for grubs as necessary.

The electrician has been contacted to repair a front yard light at unit 200.

President, Jim Brumm, reported that he is getting bids on replacement of the three worst driveways. He is getting at least two bids. We have made repeated attempts to get the builder stand behind those crumbling drives, with no success. These new bids will be used to try to sue the builder in small claims court. The filing fee for that is only \$143 to sue for up to \$10,000. If that is successful, we can sue again for the balance of the drives, a few at a time. The concrete contractor he contacted said in Peoria drives must be at least 6" thick in the right of way for the city and a 10,000# mix is required. That contractor thinks ours are about a third of the strength required there, and less than that for the thickness. The drive at unit 202 is the worst where you can see dirt and gravel through large areas of the drive near the street.

Jim mentioned contacting the Village of Germantown Hills Board over the issue as well.

Jim further mentioned that the builder has recently sold the land under Phase II of this development to one of his LLC's in Washington. That should have been turned over to the Association. To get that corrected, it will cost the association \$500 in fees to the state. *Thank you to Jim Brumm for spending much time at the Woodford County Court House to do discovery work on these major legal issues affecting all of us as home owners. Kudos, Jim.*

Jim further asked the question, "should be start the process of forming an LLC for this Association"? Jim has done more work investigating the cost and the work time involved to initiate this action.

The final discussion for the October meeting was the continuing issue of the unapproved front door grill at unit 117. There was a debate with many diverse opinions on the issue, the Board once again voted that the grill must be removed.

Respectfully submitted,  
Judy Michael  
Secretary of the Board  
Fandel Farms Condo Association