

**MINUTES FOR APRIL, 2013 MEETING**  
**FANDEL FARMS CONDO ASSOCIATION**

Attending were:

Lee Ann Isbell

Judy Michael

Nathan Isenberg

Dale & Marilyn Fishburn

Bernard & Earlene Miller

Jim Brumm

Kent Smith

Sharon Peterson

Peg Reed

Jeanne Wallace

Dave Diggle

Reagan Gearhart

Deb Deitrick

Judy called the meeting to order at 2:07. Peg read the minutes & floor approved.

Judy told us Ameren put a new transformer in her backyard.

We talked about sump pumps due to all the rain we had. Lee Ann said she has a backup sump pump

Nathan passed out the financial report. He said we have had 1 application of weed & fertilizer control. He stated that the relatives of Gregg in condo 107 are out of state, and we aren't receiving the condo fees. It will be worked out at the closing, if we don't get the money before that. Nathan asked if anybody had questions regarding the financial report. Dale asked what we pay for the insurance premium. Nathan answered that what is on the statement is the quarterly payment. This statement has 6 months of insurance premiums.

Floor approved the financial report.

Nathan asked if we should have the financial statement on the web for all to see. Jim thinks we should, since real estate agents need the info if a condo is for sale. We aren't obligated to put the info on the web, since we aren't nonprofit or a corporation. Judy asked if the financial page could require a password. Jim said it would be easier to remove the financial statement. Jim will put a note on the web to contact a board member if somebody needs a copy for business purposes. We can email the financial statement to condo owners & hand deliver to those who don't have email. We talked about how some people don't check email. Some people aren't paying the \$5 added to the existing condo fees, because they don't check email. Nathan asked how to contact Mui. Nathan is having trouble getting her condo fees. He has contacted her son several times. Judy will take a letter to Mui regarding the late condo fees.

We discussed the open houses at 207. There is no sale yet on 207, but Mike Dorsey's condo (210) did sell.

Dale asked if he can mow his own grass. Board said yes.

Dave asked if the mowers call before they come out to mow. Judy told him that they usually don't call. They are waiting for a dry yard to mow and remove rock.

Dave asked about the gravel in the yards. Judy told us that she & Peg went to the Germantown Hill's board meeting. They agreed to pay the mowing company to

remove the rock from our yards. Jim said that some Germantown Hills board members were looking at the rock situation in our neighborhood. Judy talked about the street sweeper coming out to clean the streets. She said she was out in the gutters moving the rock toward the middle of the street. They told Judy that they would be back the next day. They used shovels to scoop up the excess rock. They did a good job of cleaning the rock off the street. The engineer at the Germantown Hills board meeting said there was either not enough oil put down or the rock was bad. He told us they paid \$73,000 to have the roads oiled and rocked.

Judy said she has had complaints about the snow removal. She explained that since the snow removal people can't push the snow into the empty lots now, they have to push it to the sides of our drives. So the rock got into our yards. It is not the fault of the snow removal people. They did dig out some sod on the sides of some drives. Judy will talk to them about this. She asked if we think we need to change snow removal companies, or if she can just talk to the current snow removal people about being more careful. We thanked Pete for shoveling the mailbox pad.

Judy asked why Reagan has utility marker flags in his yard. He said JULIE came out and marked the whole yard. He plans to do some landscaping. He will keep us posted and submit plans.

Judy told us she is now a master gardener. She will be happy to help any of us if we have gardening questions.

Judy asked the weed control people to let us know when they are coming out. They are doing a good job.

Judy talked about the light post fixtures not working. Judy will get lines buried at some point. A few condos have fixtures that don't work.

Dale asked if we would have a condo garage sale. Nathan said Germantown Hills has a neighborhood garage sale on May 4<sup>th</sup>, so that would probably be a good time if anybody wants to have a garage sale.

Jim said his tree is leaning. He put a brace on it, but it will probably never be corrected. He might need a new tree. Some of us have ash trees. They need to be treated every couple of years for ash borers. If we pay for it ourselves, we can deduct it from our condo fees, but be sure to give a copy of the bill to Nathan.

Dale asked which drives need to be replaced. Dave Diggle's and Nathan's are the next in line due to the condition of the drives. They will be replaced this year.

Dave hasn't had his roof repaired yet. No roofers want to patch it. He is still going to get it fixed.

Judy stated that it is time for new board members. Judy will stay on as the maintenance person, Nathan will stay on as treasurer. Deb motioned that the board members remain the same. Jim seconded the motion.

Lee Ann and Peg reminded us that we should appreciate all that the board members do for us. The president and treasurer especially deserve our thanks.

Jim motioned that we adjourn and floor approved.

Respectfully submitted,

Peg Reed

Secretary

# INCOME STATEMENT - CASH BASIS

JULY 2013

CONDO ASSOCIATION DUES	\$19,540.00
OPERATING EXPENSES	
Insurance	8,397.00
Snow Removal	2,080.00
Lawn Care	4,598.00
Capital Improvements	0.00
Repairs	40.00
Miscellaneous	<u>89.88</u>
Total Operating Expenses	15,204.88
LATE FEES	40.00
INTEREST INCOME	<u>0.00</u>
NET INCOME	<u><u>\$4,375.12</u></u>
Checking Account	13,653.23
CD	<u>13,119.30</u>
Total Cash Available	<u><u>\$26,772.53</u></u>