

MINUTES FOR JANUARY, 2013 MEETING
FANDEL FARMS CONDO ASSOCIATION

Attending were:

Bernard & Earlene Miller

Judy Michael

Nathan Isenberg

Deb Deitrick

Peg Reed

Judy called the meeting to order at 2:05 PM

Peg read the minutes from the October, 2012 meeting. Floor approved the minutes.

Judy stated that she sent an email to condo owners regarding the dates the condo meetings would be held. They will be held quarterly on the 3rd Sunday of the month. She also mentioned in the email that the condo fees would increase by \$5 beginning Jan 1, 2013, that deck staining is the responsibility of the owner & reminded owners that there is a \$20 late fee if condo fees are paid after the 10th of the month.

Judy asked Nathan if owners had added the \$5 increase to their condo fees for January. Nathan said about a handful of owners forgot. He contacted a few people to inform them of that and will contact the others soon.

Nathan gave us a copy of the financial report. He said we had lower expenses due to no snow and a hot summer which required less mowing. He said some people did pay late fees if their condo fees were paid after the 10th of January. He said by reminding them of the late fees, owners were better about paying on time. He passed out the 2013 budget. Nathan proposed that we replace 2 driveways this year, since we have a little extra money. We will decide which driveways will be replaced. Judy stated Mike Dorcey's condo (210) needs a new sidewalk. Nathan's motion to replace 2 driveways was approved by the floor. Judy reminded us that any repairs to concrete inside the garage is the responsibility of the owner. They can have it done at the same time as driveway, but owner will have to pay.

We will hold off on trying to get new people on the board. Nathan will stay on. Peg will stay on unless somebody else volunteers to be secretary. Judy will stay on as an at large maintenance person.

Judy asked us if we knew Greg Saskowski in condo 107 passed away recently. The obituary was in the Journal Star.

Nathan wants to add a patio next to his deck. Nathan will draw up the plans and present them to the board for approval.

Nathan motioned that we adjourn and the floor approved.