

Minutes for April 27, 2014 Meeting
Fandel Farms Condo Association

Attending: Peggy Reed, Lee Ann Isbell, Dave Diggle, Ken Freeburn, Judy Michael, Jim Brumm, Dale & Marilyn Fishburn, Sharon Peterson, Deb Deitrick, Leah Mugo, Jean Wallace, Gordon & Sue Hoffman, Tom & Colleen Hilgenberg

Peggy called the meeting to order at 2:00. She asked if there were any questions regarding the minutes. Peggy said that she sent the minutes to those who were present at the prior meeting for corrections. After a two week period, corrections are made, if needed, and she sends them to Jim Brumm to put on our website. There were no corrections to the Minutes from January 2014, so they were approved.

In Nathan's absence, Peggy shared the financial statement. She noted that the snow removal fees were high this year. We are \$88 over budget this period and must now prioritize projects due to the increased cost of snow removal. We need to anticipate roofs and driveways for the future. Deb D. reminded the board that her siding needs to be pressure washed due to mold growth.

Peggy suggested having a small committee of members to determine and prioritize projects. The following members offered to serve on the committee: Judy Michael, Ken Freeburn, Dale Fishburn, & Gordon Hoffman. The committee will walk around the condos to make a list of jobs for the association (pressure washing, cracked and decaying driveways and walks, light posts, etc....) and another list of jobs for homeowners (bushes, decks, etc...). The committee will prioritize the list and give it to Dave Diggle by May 16th. He will arrange for a meeting of board members the week of May 19th. If decisions are needed outside the bylaws, the board will call a special Condo Association meeting of members.

Leah Mugo's sidewalk (212) was supposed to be repaired last summer when the driveways were repaired. It was inadvertently overlooked and shall be completed this year. This was part of her agreement when she purchased the condo. The board agreed that it will be a priority.

Jim Brumm proposed raising an assessment for six months to build up our account. Gordon Hoffman agreed with Jim's suggestion. Judy Michael was opposed to an assessment charge stating that she and other homeowners make the incidental repairs on their own that might have been the association's responsibility. Dave Diggle said that part of communal living is to share in the responsibilities. Ken Freeburn asked for the board to identify what was incidental versus major repairs/updates. He also stated that if the owner adds something to his property, it will be the owner's responsibility to maintain and repair as necessary. There was more discussion on increasing monthly fees or a short term assessment. We agreed that we first need to prioritize the repairs that are needed now and anticipated for the future, determine the costs, and make a plan.

Board Members (serving 2 year terms) will be as follows:

President: Peggy Reed

Treasurer: Nathan Isenburg

Secretary: Lee Ann Isbell

Other: Dave Diggle

Other: Jim Brumm

Jim reminded the members that he put the yard waste pick up dates on the website. They are May 20th and June 3rd.

Lawns: The rocks have been removed from our yards from the snow removal this past winter. Peggy will write a request to Germantown Hills Village asking for reimbursement for the rock removal from the yards. Judy will call Germantown Hills Village to request street cleaning. We expect mowing to be done on Wednesdays each week. Peggy will confirm with the mowing company on Tuesday to mow or not (during dry weather) on Wednesday. They have already begun spring treatment. The members would like a detailed report stating how much it costs to mow the lawns, treat lawns, and remove rocks. Members expressed some concerns about the quality of work the company does on our lawns. Peggy took notes of the concerns and will contact the mowing company. Peggy reminds owners to pick up trash from their yards frequently, but especially prior to lawn mowing. She said they will just mow over the trash and shred it in the lawns.

Snow Removal: Tom Hilgenberg wanted to know how much it costs per snow event. Are we charged per drive or per event? He often gets his drive shoveled prior to the removal team. Others have done the same. The members would like a more detailed report on the actual costs of snow removal.

Tom Hilgenberg asked when there is a community wide garage sale. One will be May 10th but there may be another in the subdivision.

Gordon & Sue Hoffman requested approval for landscaping. They drew up a plan. All the work would be inside their fence. Request approved.

The mail carrier is frustrated that some owners are not picking up mail regularly. Others have gotten the larger mailbox key in their mail slot in error. Once the large box is opened, you cannot lock it back up, so the recipient has to hand-deliver the large volume of mail to the homeowner. All, please routinely pick up your mail.

Meeting adjourned 2:57 p.m.

Respectfully Submitted,

Lee Ann Isbell (206)
Secretary

INCOME STATEMENT - CASH BASIS

CONDO ASSOCIATION DUES	\$11,315.00
OPERATING EXPENSES	
Insurance	5,762.50
Snow Removal	5,148.00
Lawn Care	425.00
Capital Improvements	0.00
Repairs	0.00
Miscellaneous	68.28
Total Operating Expenses	11,403.78
LATE FEES	0.00
INTEREST INCOME	0.00
NET INCOME	<u>(\$88.78)</u>
Checking Account	7,561.05
CD	17,659.86
Total Cash Available	<u>\$25,220.91</u>