

## MINUTES FOR JANUARY, 2014 MEETING

### FANDEL FARMS CONDO ASSOCIATION

Attending were:

Ken Freeburn

Lee Ann Isbell

Vicki Reliford

Tom & Colleen Hilgenberg

Jeanne Wallace

Nathan Isenberg

Dale & Marilyn Fishburn

Sharon Peterson

Deb Deitrick

Peggy Reed

Before the meeting was called to order, we talked about the fireplace maintenance. We have not had success getting Troy (Hampton's fireplace guy) to come out and service our fireplaces. It is probably a better idea to call on an individual basis and schedule an appointment. Tom said the price has gone up from \$50 to \$130. Ken said he called Kipling, and they charge around \$100.

Nathan called the meeting to order at 2:05. He asked if there were any questions regarding the minutes. There were none, so the floor approved the minutes.

We decided to send the minutes out soon after the meetings pending approval. Peggy will wait for about 2 weeks for approval. If she doesn't hear anything, she will go ahead and send them to Jim Brumm to put on the web.

Dale said he told the snow removal people they shouldn't have come out January 18<sup>th</sup>, because we didn't have 2 inches of snow. We decided that we need to have the snow removal people contact us if it is a close call whether to plow or not when not much snow. The snow removal people said we won't be charged for the Jan 18<sup>th</sup> plow, since there wasn't 2 inches of snow. Nathan said that it would probably

be better to put the snow in the larger yards. He also said people who had cars in their drives complained that their drives weren't plowed. He explained to them that there is no solution if there are cars in the drive. If there are cars on only 1 side of the drive, the bobcat can plow the other half of drive.

Vicki asked if we could assign specific duties to the board members. We will look at that after April when we fill the board vacancies.

Jeanne asked if we were reimbursed for the rock cleaning. Nathan said we were. Germantown Hills sued the company who did the rock.

Colleen said that the township is a little slow about getting the streets cleared and salted.

Vicki asked about how we do the election of board members. Nathan told here people can volunteer or nominate somebody. We need to fill the role of president by April, 2014.

Vicki said she wished more people would attend our board meetings. Many young people are probably not going to live here long term, so they probably don't have as much interest. Many people work many hours during the week, and they probably don't want to have their Sunday interrupted.

Vicki asked why the board members make all the decisions. It is stated in the bylaws that the board will make the decisions.

Nathan passed out the Treasury Report. He reviewed it with us, and the floor approved it.

Vicki asked about what would be covered if our condos were destroyed by a tornado, etc. Nathan told her that debris removal would be included in the condo association insurance. Anything inside the condo would be covered by the condo owner's insurance. If they had to be rebuilt, the insurance would only pay to build with the same floor plan as previously built. Any upgrades would be at the condo owner's expense.

We talked about landscape issues. We might form a committee to walk around and evaluate condo issues. Lee Ann suggested we make a checklist. Nathan said maybe May would be a good time to take a hard look at condos to see what needs to be done such as cracks in sidewalks, light poles, mold on siding, landscape maintenance, etc.

Tom asked how we estimate snow removal expenses. Nathan budgeted for 5 or 6 snow removals. It is just a guesstimate.

Mui doesn't like to leave her condo fees on Nathan's door. She likes to give them to him personally. Since he works late, it is hard for her. She pays quarterly, so she could leave them with Peggy if she doesn't want to make a return trip.

Vicki asked when Nathan deposits the checks. Nathan usually goes to the bank 1<sup>st</sup> or 2<sup>nd</sup> week. If people pay later, it may be later in the month when he deposits them. Deb stated that we don't use direct deposit, because it is expensive and labor intensive.

Floor motioned that we adjourn.

Floor approved.

Respectfully submitted,

Peg Reed

Secretary