

Fandel Farms Condo Homeowners Association Meeting
Sunday, April 19, 2015

Present: Nathan Isenberg (204); Lee Ann Isbell (206); Dave Neff (201); Ken Freeburn (207); Dave and Susan Diggle (205); Sharon Peterson (111); Gretta Dickey (107); Bernard & Earlene Miller (212); Peg Reed (202); Reagan Gearhart (214); Dale M Fishburn (203); and Deb Deitrick (211).

President Peg Reed called the meeting to order at 2:04 p.m.

January 24, 2015 meetings minutes: Nathan made a motion to approve the minutes; Dave Diggle seconded. Minutes approved.

New insurance: Nathan said that we switched to State Farm effective 4/15/2015. We are saving money (State Farm charging \$8497; Country Companies charging \$11,646). We are now paying the premiums monthly for better cash flow. Some changes with the new policy include claims will be per occurrence instead of per unit and increased deductible to \$1,000.

Unit 103: Wagonner's sold unit but has not closed yet. They are allowing the buyer to live in the home in the meantime. They should be closing soon. The buyer has a POD in the driveway. Discussion on how long a POD can remain on the property. Someone mentioned that Germantown Hills has an ordinance. Peg received complaint about the POD and other items lying around it. Special circumstances were shared and we agreed to grant additional time to get this resolved.

Unit 213: Sold to Kathy Berry.

Unit 209: Judy Michael's daughter is on the deed and will be moving into the unit.

Homeowner repairs: The board agreed to allow homeowners to make repairs (deck staining, landscaping cleanup,) to be completed by 6/30/2015. Decks need to be stained in the "brown-red" tones. Inquiry about changing the deck material from wood to composite material approved as long as the deck has the same blueprint. Decks are the owners' responsibility.

Snow plowing: snow was pushed in yards during the winter causing rock in the yards. They also caused damage to Unit 215. Discussion on who's responsibility to remove rock and make repair to yards. Will ask the snow plow company to make repairs.

Driveway and sidewalks: the Board approved Peg to schedule driveway replacement on Unit 201 and caulk or patch where needed on other units (107, 206, 204, & 212).

Ash trees need treated this year. The plan is to do it every other year on the odd numbered year. Board approved. Someone asked if trees are being replaced in front of 201/203. The Board said, not at this time.

Unit 201: Owner asked if windows are covered by HOA or owner. He has one that will not stay open. Upon research, it was determined that windows are the homeowners' responsibility. Peg will try to find the name of the company to share with home owners.

Lawn mowing is scheduled to begin.

Light posts at units 204 and 210. Peg approved to get estimates for repairs.

Meeting adjourned at 3:00 p.m.

INCOME STATEMENT - CASH BASIS

CONDO ASSOCIATION DUES	\$23,821.72
OPERATING EXPENSES	
Insurance	5,041.78
Snow Removal	3,276.00
Lawn Care	5,258.84
Capital Improvements	0.00
Repairs	825.00
Miscellaneous	<u>68.28</u>
Total Operating Expenses	14,469.90
LATE FEES	5.00
INTEREST INCOME	<u>5.81</u>
NET INCOME	<u>\$9,362.63</u>
Checking Account	7,544.71
Savings Account	<u>27,005.81</u>
Total Cash Available	<u><u>\$34,550.52</u></u>