**Fandel Farms Condo Association
Sunday, April 23, 2017**

Present: Peg Reed (202); Dale M Fishburn (203); Ken Freeburn (207); Lee Ann Mowers (206); Deb Deitrick (211); Sharon Peterson (111); Gretta Dickey (107); Nathan Isenburg (204); Jim & Gloria Hicks (113); Margo Ramsey (208); Kathy Berry (113); Kent & Kelly Smith (115); Dave Neff (201); Pete Peterson (111); Gordon & Sue Hoffman (101); Ralph & Phillis Yerby (215); Margo Ramsey (208).

President Peg Reed called the meeting to order at 2:02 p.m.

Minutes from the January 22, 2017 meeting approved.

Financial: Treasurer Nathan Isenburg presented the Income Statement as of 4/22/2017. Dave Neff made a motion to approve the minutes; Peg seconded. Motion passed.

Dues & Special Assessment: Nathan reports, all dues are current and up-to-date except 209. This unit is currently on the market. There are three units who have not paid the special assessment fee; unit 209 is one of them. Nathan has been in contact with the homeowners to collect the fees. He reports that LaHood paid the contractor directly for his share of the project.

Storm Sewer: PJ Hoerr ran a video inspection of the storm sewer in January 2017. Jim Hicks and Pete Peterson spoke about the inspection. There is a flattened section behind 211. The measurement was 41” but should be 48”. Pete and Jim will take routine measurements of the area to monitor for change. The ground in this area has sunken. Members spoke about concern that the property will need to be torn up again and questioned the possibility of Germantown Hills Village’s role in assisting. Repair to the ground behind 211 is needed. The final recommendation from Pete and Jim is to monitor the storm sewer for change. Regarding the minutes from the Special Meeting in December 2016, Dave Neff asked to have language from the bylaws added as a source for the special assessment decision. Sue Hoffman made a motion to accept the recommendation to monitor the storm sewer. Dave Neff seconded the motion. Motion passed.

Walk Around: A walk around will be conducted this Spring to assess maintenance needed by the HOA and individual homeowners. The committee will be Dave Neff, Jim Hicks, and Kent Smith.

Trees: Two trees need replaced by HOA, units 206 & 214. Moreland Landscape is our usual landscaper. Jim Hicks will contact him for recommendation for tree options in order to keep the properties uniform and pleasing. New trees at 113 & 211 need fertilizer. Jim said he will take care of this and share the recommendations with Peg. She will have trees replaced. The Ash trees also need treatment. Peg will take care of this.

Roofs: We have been experiencing many storms with hail this Spring. Roofs need to be inspected for hail damage. Sharon made a motion to inspect roofs for hail damage. Gordon seconded. Motion passed. Jim Hicks will coordinate.

Dogs: Discussion on dogs in the yards. Some homeowners feel that dogs should not be leashed in the front yards. Germantown Hills has a leash law and homeowners are reminded to abide by this law, keeping their dogs on a leash at all times. Also, pick up dog droppings prior to lawn mowing and treatment.

Parked Cars: Members discuss concerns over parking on the street. Only vehicle storage is addressed in the bylaws – 6.9 (3). No further discussion.

Meeting adjourned 3:12 p.m.

Minutes respectfully submitted,
Lee Ann Mowers (206)