**Fandel Farms Condo Association  
Sunday, July 30, 2017**

Present: Gretta Dickey (107), Peg Reed (202), Marge Schroeder (109), Ken Freeburn (207), Dale Fishburn (203), Dave Neff (201), Sharon & Pete Peterson (111), Nathan Isenburg (204), Mark & Lee Ann Mowers (206), Jim & Gloria Hicks (113), Deb Deitrick (211), Reagan Gearhart (214), & Ralph & Phyllis Yerby (215).

President Peg Reed called the meeting to order at 2:06 p.m.

Minutes from the April 23, 2017 meeting approved. Dave Neff made a motion to approve the minutes with corrections to attendees. Ken seconded the motion. Minutes approved.

Financial: Treasurer Nathan Isenburg presented the Income Statement as of 7/30/2017. He reports that Koenig is paid in full and all bills are paid and up-to-date. Dave Neff asked about an audit. None have been conducted to date and it is not directed in the bylaws. Nathan is open to review of bylaws. Pete reminded the group that we are bonded. Deb made a motion to accept the financial report. Peg seconded. Motion passed.

Unit 209: The property has been sold to a corporation that is owned by the persons moving in. Nathan verbally verified that individuals who own the corporation are the ones moving in to unit 209. They paid July dues. Peg left note on door requesting information and to announce this meeting. It is against the bylaws for anyone other than the actual homeowners to live in the condo; a corporation cannot be a homeowner. Our new attorney, Blake Mischler at Black, Black, & Brown has been contacted for guidance.

Gloria Hicks suggests that all new homeowners should be given a copy of the bylaws. Even though it is on the website, not everyone has a computer or internet access. It was pointed out that the realtor should be giving the new buyer a copy. Gloria suggested that we distribute a welcome packet with the bylaws and board member contact info.

Storm Sewer Special Assessment: two units have not paid the special assessment yet. A letter will be sent to the homeowners prior to putting a lien on the property. The attorney will help draft the form letter. We will also ask for assistance in creating a form letter for late dues that will include lawyer fees should a lien be placed on the property. Pete, Jim Hicks, and Nathan noted that the storm sewer is showing a 2” deterioration. They recommend getting bids for the approximate 50’ behind 209 and 211.

Proof of Insurance: After discussion regarding the need to document proof of insurance annually, Jim Hicks made a motion to make this request yearly. Lee Ann seconded. Motion passed. Nathan will follow up on this request.

Roofs: State Farm assessed the hail damage and determined that all roofs have been damaged. They paid an initial payment already. Roofs will be replaced, however it was determined that rafters were spaced at 2’ and too thin grade sheeting was used. The insurance will unlikely pay to correct the poor workmanship of the builder. Timeline-due to so many homes in the area needing new roofs from all the hail, there are few contractors available to do the work. However, two contractors indicated they can do the work this year. Ken is seeking bids. There is an active leak at 214 that includes interior damage. The insurance will cover this repair, too.

Website: Reagan is working on the website and will have it updated soon.

Gutters: Peg will schedule the gutter cleaning this fall after the majority of the leaves have fallen.

Mold/mildew on siding: Peg received an estimate of $2100 to power wash and treat the units that have mold/mildew. This will be scheduled soon.

Walk Around: The walk around is complete and letters will go out to homeowner needing to make property improvements soon.

Yards: The mowers will aerate the lawns this fall. It is a good time for homeowners to apply grass seed if they choose.

Meeting adjourned at 3:02 p.m.

Minutes respectfully submitted,  
Lee Ann Mowers (206)