**Fandel Farms Condo Association  
Sunday, October 29, 2017**

Present: Ken Freeburn (207), Kathy Berry (213), Jim & Gloria Hicks (113), Jeff Garren (103), Sharon Peterson (111), Gretta Dickey (107), Margo Schraeder (109), Nathan Isenberg (204), Dave Neff (201), Mark & Lee Ann Mowers (206), Ralph & Phyllis Yerby (215), Margo Ramsey (208), Deb Deitrick (211), & Peg Reed (202).

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

Minutes from the July 30, 2017: Sharon moved to approve the minutes. Ken seconded. Motion passed.

Financial: Treasurer Nathan Isenberg presented the Income Statement as of 10/29/2017. He reported that all proceeds from State Farm have been received and paid out to contractor. Dave Neff moved to accept the financial report. Ken seconded. Motion passed.

Roof Special Assessment: The cost for the roof was revised to $500 per unit, due 12/1/2017. This revision is because we installed less plywood than anticipated. Jim reports the firewall material between units was corrected at the install of the new roof. This brings us up to current code. Contracted reported this correction to State Farm so they are aware of this added protection. Jeff Garren asked if ½” sheeting was okay. Jim reports the firewall was the issue not the sheeting as previously anticipated. In addition, the roofer added water/ice shield for added protection. The HOA is paying greater than 50% of the costs of the roof. Some homeowners already paid $750 as previously requested. Those homeowners will have the option to be refunded or apply toward future dues. Homeowner expressed concern that insurance premium will increase since the claim on the roof.

Interior Repairs: Jim reports that six units received damage prior to and during the roof renovations. Jim is getting bids for projects to get the work completed.

Satellite Dish Reinstallation: Some homeowners with as satellite dish were charged by provider to reinstall dish after roof was completed. If so, notify Nathan how much was charged. He will reimburse or deduct from future dues.

Storm Sewer Special Assessment: Nathan reports prior special assessment (Spring 2017) is paid in full by all homeowners.

Storm Sewer Pipe Update: Jim reports he contacted Hoerr and received a bid. He is still researching what is needed and when it will be needed. To date, there has been no additional change to pipe. Jim is still monitoring. He feels we are good until next Spring before work is needed. We are being more proactive to assess what is really needed. Another measurement will be taken. Further concern is that we will need to get Amren CILCO involved because of the electrical substation at the site of the future repair potentially needed.

Unit 209: The homeowner is all up-to-date and paid in full on dues and special assessments. It has been verified that it is owned by the individuals who live in the unit.

Unit 210: Just sold. Current homeowner is paying the special assessment for the roof.

Trees: Two trees were replaced.

Gutters: Peg reports we will wait until leaves are down (mid-November) before having gutters cleaned out.

Lawns: Lawns have been winterized with fertilizer. This is done 5 times per year. Dave Neff’s sump pump pipe was damaged when the mowing company aerated the grass. Mowing company will assess for repairs.

Snow removal: Costs unchanged for 2017-2018 winter.

Individual Homeowners Insurance: Homeowners are reminded to submit proof of individual homeowners insurance to Nathan annually. Nathan will send out a request.

Website: Reagan has the website up but still needs more information. He will continue to work on the site.

Meeting adjourned at 2:35 p.m.

Minutes respectfully submitted, Lee Ann Mowers (206)