

McNeill Farms Condominium Association Board

Meeting Minutes, January 23, 2014

In Attendance:

Bobbie Imowitz
Cindy Reid
Carol Shown
Ron Shown
Theresa Uher

Jody Rine (Case Bowen Management Representative)

Absent: Rochelle Smith

At 8:35 p.m. Ron Shown called the meeting to order.

School Bus Issues

Resident Jessica Kane brought several issue regarding school bus loading and unloading to the board. She expressed concern that her daughter is not let off the bus unless the bus driver sees her there to pick her child up. Since there is a no parking zone at the entrance to the property, the driver does not always see parents who are parked in the adjacent lot. She has contacted transportation services at the school and been told that the school bus cannot come onto our property. There is also a problem with other traffic when drivers do not heed procedures to stop when the bus's lights are flashing or that speed and weave recklessly around and among the children and parents. She reports numerous near misses by reckless drivers.

Board members suggested signs designating the area as a bus stop though it must be determined where we are allowed to post said signs given our property line. We might look into hiring someone to direct traffic around the bus. Our lawyer can check into any legal reasons the school may have to restrict buses from driving onto our property to pick up and drop off students. If none exist we might be able to determine the appropriate office at the school to approach about having the stop moved to the parking lot at the front of the property.

Treasurer's Report

Theresa Uher moved that the treasurer's report be approved as presented. Carol Shown seconded the motion. Motion carried.

Manager's Report

Final Roofing Totals For 2013

Jim Hughes Roofing replaced 21 roofs in 2013.

2013 Blacktop Contract

The contract with Heiberger Paving was paid in 6 installments as agreed. The final payment was made in December 2013.

Clubhouse Items

- Pacific Pools contract signed for 2 year period
- The new pool cover was paid for as agreed in Jan. 2014 / \$4577.83
- The 4th / last furnace was replaced by Jackson Heating and Cooling. It was paid for in January as agreed / \$3,825.00
- Two treadmills and one recumbent bike were purchased from Universal Fitness/ \$5,423.00
- New hinges put on both doors to weight room to repair broken ones/ \$899.87

City Wide Water Issue

There has been an issue with bad tasting/smelling water since November 2013.

The Water Quality division of the Water Company says it is an issue the Water Company is working on. There is a taste/odor event throughout the city and has been for about a month.

The short version of the story -- In October, they removed the carbon from the water treatment plant (as they do every year). Unfortunately, with the wicked winds and bad weather around Halloween, algae pushed its way to the surface. After they re-added the carbon, (which kills the algae), the dying algae gives off a worse smell and taste. The water company is continually adjusting the treatment process to get the water back to "no earthy" taste.

It is NOT a safety concern -- so boiling water is not necessary...

Voting Location Payment

The association received \$100 for the November 2013 election period.

Road Grate / Donovan & McDougall

A new grate was fabricated and installed in at the corner of Donovan and MacDougall in November / \$325

New Business

Newsletter

Ideas for a winter newsletter may be submitted to Theresa Uher..

The next Board Meeting will be held February 20, 2014.

The meeting was adjourned at 9:10 p.m..