

McNeill Farms Condominium Association Board

Meeting Minutes, January 22, 2015

In Attendance:

Bobbie Imowitz
Cindy Reid
Ron Shown
Theresa Uher

Jody Rine (Case Bowen Management Representative)

At 7:00 p.m. Ron Shown called the meeting to order.

Minutes – September 18 and October/November 2014

Cindy Reid moved that the minutes of the September 18, 2014 open and executive sessions and the October/November budget meetings be approved as presented. Bobbie Imowitz seconded the motion. Motion carried.

Treasurer's Report

We were in the black for the month of December 2014. The auditor reported that our records are good. Income for 2014 was above the amount budgeted for. Theresa Uher moved that the treasurer's report be approved as presented. Bobbie Imowitz seconded the motion. Motion carried.

Manager's Report

Insurance

Rob Decker / American Family reported our annual premium will go down by \$18,000.

Reserve Study Update

Representatives from Reserve Advisors were on site January 21. They were paid a \$2,975.00 retainer. Their report should be done within the next four weeks. The balance of \$2,975.00 is due upon completion.

Clubhouse Items

- 1) Strip -N- Strap completed pool chair strapping/painting. \$14,779.10 / 1/2 pd in 2014 - 1/2 pd in Jan. 2015
- 2) Received \$100 from Franklin county for voting location.
- 3) Third alarm violation fine was assessed 1-6-2015 / \$100
false alarm dates: 8-30-14, 11-1-14, and 12-24-14
- 4) 20 washable chair covers purchased for all table chairs \$96.70

5) Several light fixtures in the weight room may need to be replaced. We are unable to get light bulbs in them as pieces are falling out. Brad Bogenrife / Integrity Electric will be quoting repair options.

Property Items

- 1) John DeRoche cleaned gutters on 16 bldgs. late December / \$1,520.00
- 2) Seven (7) new property signs & posts purchased / \$488.07
John DeRoche installed them / \$300
- 3) The 2014 blacktop project was paid in full / \$41,177.00
The last payment was made December as agreed.
- 4) During fire hydrant inspection one was in need of repair / 217 Malloy
Waterworks replaced the operating nut packing / \$518.73

Snow Removal

\$6,952.02 has been paid for snow removal in 2015.

New Business

Clubhouse Front Door

Moisture and cold temperatures have contributed to the continued decline of the front door of the Clubhouse. The lock freezes up on a daily basis making it extremely difficult to get into the building each morning. Locksmiths have looked at it numerous times and can do nothing more for it. Theresa Uher moved that the door be replaced. Bobbie Imowitz seconded the motion. Motion carried.

Jody Rine will research prices.

Newsletter Articles

Topics for articles for the winter newsletter were discussed. It will be tentatively ready for distributed in the first or second week of February.

The next meeting will be on February 19, 2015..

The meeting was adjourned at 8:00 p.m.