

McNeill Farms Condominium Association Board

Meeting Minutes, January 19, 2017

In Attendance:

Mary Beth Benish
John DeRoche
Bobbie Imowitz
Cindy Reid
Ron Shown
Theresa Uher

Absent:

Jody Rine (Case Bowen Management Representative)

At 6:30 p.m. John DeRoche called the meeting to order.

Minutes

The minutes from the meetings on September 15, 2016, October 20, 2016 were presented for approval. Bobbie Imowitz moved that the minutes be approved as presented. Cindy Reid seconded the motion. Motion carried.

Treasurer's Report

As of December 31, 2016 the number of delinquent accounts and total amount of fees owed to the Association were both down. The Association ended the year in the black. Theresa Uher moved that the treasurer's report be approved as presented. Mary Beth Benish seconded the motion. Motion carried.

Manager's Report

CLUBHOUSE ITEMS

- 1) In an effort to keep the attendants as safe as possible, a sign has been posted on the interior entry door. This has been received well and gives Sheila a better feeling while in here in the early morning darkness. The sign says:

**ATTENTION:
>IF DOOR IS LOCKED<
KNOCK, THEN SHOW
ATTENDANT YOUR PASS
FOR ENTRY**

- 2) Four tarps to cover the picnic tables were ordered from Tarp Factory Outlet. / \$85.96 plus shipping

- 3) **Seven** new flat screen TVs and mounts purchased for the clubhouse. / \$1,286.69 tvs / \$153.65 mounts. Thank you to Theresa and Cindy for finding such a great deal!! Thanks to Dennis Kinsey and Brad Haag who spent over 10 hours mounting the equipment / \$170 total mounting labor
- 4) The exterior pop machine outlet was replaced. GFCI protection made it continuously trip. \$75 Integrity Electric
- 5) A light-pole in clubhouse parking lot needed new ballast and bulb / \$375.00 Integrity Electric
- 6) Fifteen new shirts were ordered for the attendants / \$586.95 Ohio Select Imprinted Fabrics
- 7) The drinking fountain had to be replaced / \$633.00 Jim Howard's Plumbing.
- 8) Pop machine commission / \$55.74

PROPERTY ISSUES

- 1) Gutters & downspouts on buildings along tree lines were cleaned out with a focus on Kirkdale, MacDougall, Glenkirk & LadyKirk / \$3,025 Roche Construction
- 2) Powerwashing was done over five days on Ladykirk, Kirkdale & Glenkirk / \$1,625.00 Roche Construction

FITNESS EQUIPMENT

- 1) Per the budget, one new treadmill and one new elliptical machine have been ordered through **G& G Fitness**.
- 2) Many of the pads and covers on the weight equipment need repair/replacement.
Bryan (G& G) recommended a young man, Josh, to do this work. Josh is scheduled to meet with Sheila early Friday morning to assess and quote.
- 3) A product called "Simple Green" has been recommended to clean the "crud" off of equipment. We will be trying it to see the results.

CHIMNEY REPAIRS

To date for 2017, **Jim Hughes** has repaired 22 chimneys / \$37,390.00

7306 DONOVAN

This owner has been written up for the basketball hoop laying in his back area. He is questioning our right to make him remove it because it is in "his private area." Communication below:

***"Mr. Stewart,*

You have not been assessed a fine at this point for the basketball hoop.

However, if it is still there by Tuesday, January 31 and not stored inside somewhere, a fine will be assessed to your unit.

Jody"

***"My question is how can you do that if it is within my confines? So what if I cover it with tarp? In a separate matter -- I got siding coming off the rear of my Condo. It rattles and bangs on the wind.*

Mr. Stewart"

***"I will discuss the tarp with the board when they meet next week and get back to you.
Jody"*

The Board discussed. Though the patio area behind each unit is considered limited common area, reserved for use by that unit's residents, it must be kept in a neat condition so it does not detract from the appearance of the property. Other residents have been required to remove basketball hoops from their areas. Given this precedent, Mr. Stewart must store the hoop inside his garage so it is not visible or get rid of it.

2017-2020 SNOW CONTRACT

Yard Solutions has submitted their 3 year snow contract for approval and signature, all pricing has stayed the same. One change has been made to the payment agreement. Rather than a flat fee being charged for shoveling at units where the resident is handicapped, going forward there will be a \$15.00 charge per unit for this service.

To date, snow expenses have been:
\$ 1,642.06 / December 2106
\$13,704.66 / 2017

COMMUNITY INSURANCE

Rob Decker from American Family Insurance informed us that the premium on our policy for the property will be \$16,138.00 lower this year.

Open Session for Homeowners

Don Renico and Elizabeth Taylor both inquired about the power-washing being done on some buildings. They were informed that this is an ongoing project being spread over several years and eventually every building will be washed.

Don also asked about why there were snowplows on the property on January 6 when the snowfall was light. Bobbie Imowitz explained that this was a "partial plow" combined with salt to prevent icy conditions. We did not pay for plowing the whole property.

The next meeting will be the February 23, 2017 at 6:30 p.m.

The meeting was adjourned at 7:15 p.m.