

McNeill Farms Condominium Association Board

Meeting Minutes, January 18, 2018

In Attendance:

Mary Beth Benish
John DeRoche
Joe Lesko
Cindy Reid
Ron Shown
Theresa Uher

Jody Rine (Case Bowen Management Representative)

At 6:35 p.m. John DeRoche called the meeting to order.

Minutes

The minutes from the meeting on September 21, 2017 were presented for approval. Cindy Reid moved that the minutes be approved as presented. Joe Lesko seconded the motion. Motion carried.

Treasurer's Report

The Association ended 2017 in the black for the year. Forty-eight (48) units sold at McNeill Farms in 2017. We have not yet received the water bill that covers the water main break on December 30, 2017. Theresa Uher moved that the treasurer's report be approved as presented. Joe Lesko seconded the motion. Motion carried.

President's Report

Emergency Access to Vacant Units

During the extremely cold weather, there was a situation where a resident was worried about whether or not the heat was on in the adjacent vacant unit as he did not want frozen or broken water pipes. It turned out that the new owner of the vacant unit was there within a few days to begin renovation on the unit and there was no problem. Jody Rine will check with our attorneys about our right to access vacant units for emergencies with heat or other utilities.

Manager's Report

Winter Plantings

Per the Board's directive, Site Maintenance planted 52 taxis, as well as fertilized and mulched in several areas around the community. / \$2,999.55 (paid in 12-2017)

Chimney's

Jim Hughes has begun the 2018 project.

7290-7300 Kirkdale / \$ 2,995.00	169 -179 Malloy / \$ 5,990.00
7354-7364 Donovan / \$12,205.00	153 -163 Malloy / \$ 6,340.00
185 -195 Malloy / \$ 5,990.00	TOTAL \$33,520.00

Pool Deck Replacement

Pacific Pools has submitted the quote for the replacement of the decking around the pool. It has been proposed in four sections, but in two stages. If the replacement is done in two stages over two years the cost will be \$127,460.00. If the entire deck is poured at one time the cost will be \$124,960.00. The Board decided to defer the decision on this project until the February meeting to be able to consider the expenses associated with the December 30 water main break.

7429 Kirkdale

The main water line to this building was shut off the evening of Saturday January 6. Golden Bear was called out to drill the lock to let us in to turn the water back on. / \$289.98

**Kudos to Cindy Reid and her husband. They were gracious enough to come out and turn the water on, saving the Association overtime charges for as Waterworks was not called out.

Glenkirk Waterline Break

To date, the cost of the repairs so far is:

- \$28,000.00 from Waterworks (rough estimate)
- \$ 900.00 Leak Seekers
- \$ 740.20 Water Works (clear lines in 7490 & 7476 Call)(see picture)

The water bill has not been received yet. Service dates should be 12-17 / 1-15.

We have been able to obtain water line blue prints from the City.

Jody Rine will check with Heiberger Paving about anticipated costs for fixing the pavement.

Old Business

Theresa Uher reminded the other Board member that they need to review the updates to the handbook.

The next meeting will be February 22, 2018. The following meeting is scheduled for March 22, 2018.

The meeting was adjourned at 7:20 p.m.