

McNeill Farms Condominium Association Board
Meeting Minutes, January 16, 2020

In Attendance:

Mary Beth Benish
John DeRoche
Regina Harper

Joe Lesko
Cindy Reid
Theresa Uher

Jody Rine (Case Bowen Management Representative)

At 6:55 p.m. John DeRoche called the meeting to order.

Treasurer's Report

The association ended 2019 in the black by \$147,060.32. Considering that this included two payments for the pool deck that were originally supposed to be paid in 2018, we ended the year in a very good position.

Our checking account balance is nearing the limit covered under the FDIC. Cindy Reid moved that \$200,000.00 be transferred from checking to the reserve account. Theresa Uher seconded the motion. Motion carried.

Theresa Uher moved that the treasurer's report be accepted as presented. Regina Harper seconded the motion. Motion carried.

Minutes

The minutes from the meeting held on December 14, 2019 were presented for approval. Cindy Reid moved that the minutes be approved with one spelling correction. Mary Beth Benish seconded the motion. Motion carried.

Manager's Report

Property Proposed To The South

An apartment complex is to be built on the parcel of land to the south of McNeill Farms. It will not be assisted living, but regular apartments with occupancy restricted to those 55 years of age and older.

Information has been forwarded to the association's attorney, Robin Strohm, for review. The Board wants to ascertain how this development might affect us and advocate for proper separation between our property and the new buildings. Her reply with questions was sent to all board members for their reply.

Fitness Equipment

A new treadmill and decline bench were ordered from G&G Fitness. The equipment was delivered on January 14. Efficient Electric has been called to install an additional outlet for the new treadmill.

Meeting Minutes

Landscaping

- 1) Rejuvenation, stump removal and remaining leaf removal will be done over the next several weeks.
- 2) tree down between Kirkdale and MacDougall fell over and has been removed (see pics)

Property Lighting

Scott Kisslinger has been doing a great job at overseeing the lights on the property, both AEP's and McNeill's, that have burned out or need repair. He sent Jody the email below regarding two poles of needing repair:

"Wanted to get your approval on having Efficient Electric repair a couple of lights that are out, one right at the main entrance and another in the parking lot across from the clubhouse. I don't have an itemized invoice from Integrity Electric (IES) for comparison, but I recall a \$650 charge from IES to replace one bulb and a photo-eye so, Efficient's estimate, (ATTACHED \$670), for 2 bulb replacements (assuming that is the only service needed) seems very competitive."

Scott was given approval via email to get this work done.

ENTRY SIGN

The \$4,000 deposit check was sent to Branham Sign to begin the repair.

2020 CHIMNEY REPAIRS

The chimneys on the following buildings have been completed All of these buildings have 6 chimneys. Total cost \$71,000.

211-221 MacFalls
216-226 MacFalls
227-237 MacFalls
232-242 MacFalls

Joe Lesko moved that the manager's report be approved as presented. Regina Harper seconded the motion. Motion carried.

The next meeting will be Thursday, February 20,2020.

The meeting was adjourned at 7:40 p.m.

Minutes submitted by:

Theresa Uher

Secretary

McNeill Farms East

Condominium Association