

McNeill Farms Condominium Association Board

Meeting Minutes, February 19, 2015

In Attendance:

Mary Beth Benish
Bobbie Imowitz
Ron Shown
Theresa Uher

Jody Rine (Case Bowen Management Representative)

Absent: Cindy Reid

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

Minutes – January 22, 2015

Bobbie Imowitz moved that the minutes of the January 22, 2015 open meeting be approved as presented. Theresa Uher seconded the motion. Motion carried.

President's Report

Due to two open seats, Mary Beth Benish has been asked to rejoin the Board until elections in May. Ron Shown moved that we approve the appointment. Theresa Uher seconded the motion. Motion carried unanimously.

Treasurer's Report

The treasurer submitted a written report in her absence. Theresa Uher moved that the treasurer's report be approved as presented. Mary Beth Benish seconded the motion. Motion carried.

Manager's Report

Snow Removal

1) a unit owner sent in the following question: "do unit owners/tenants have to shovel the walk or is it voluntary? "

The Board has decided that though residents, not the Association, are responsible for any cleaning of snow from their walks, they cannot be forced to do so.

2) Bills for snow removal since the last meeting include:

1-27 /	\$4,108.65
1-30 / \$	904.70
2-02 / \$	814.85
2-06 /	\$1,410.94
total	\$7,239.14

total to date for 2105: \$14,191.16

Clubhouse Items

- 1) Replacement of weight room light fixtures was board approved and scheduled for February 12. All needed supplies did not come in time for work to be done. Integrity Electric has re-scheduled for mid March.
- 2) The lights out by the pool are still in need of repair. This was scheduled the same time as the weight room lighting. The weather has delayed this. Integrity Electric will take care of them when cold temperatures let up.
- 3) Replacement of clubhouse entry door(s)
Three contractors will be bidding: The Door Company, Pad Door Systems and Golden Bear Lock & Safe
- 4) On February 12 the clubhouse & weight room were thoroughly cleaned by attendants. Thank you Theresa, Carol & Sheila.

Roofs

Jim Hughes completed 2 roofs since the beginning of the year: * 212-222 MacDougall /\$28,078.00, 7290-7300 Donovan / \$28,217.50. Fifteen buildings are remaining. The next building to be done as weather permits is 7270-7282 Donovan.

2014 Tax Return

Schwarz & Associates completed the 2014 tax return / \$195.00.

Reserve Study

Reserve Advisors has gathered all info needed. Their report should be complete by mid March .

New Business

Handbook Updates

Jody Rine and Theresa Uher have reviewed the community handbook and presented proposed changes to the Board. Mary Beth Benish and Ron Shown will look it over before the next meeting.

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

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