

McNeill Farms Condominium Association Board

Meeting Minutes, February 23, 2017

In Attendance:

John DeRoche
Bobbie Imowitz
Cindy Reid
Theresa Uher

Jody Rine (Case Bowen Management Representative)

Absent:

Mary Beth Benish
Ron Shown

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

Minutes

The minutes from the meeting on January 19, 2017 were presented for approval. Bobbie Imowitz moved that the minutes be approved as presented. Cindy Reid seconded the motion. Motion carried.

Treasurer's Report

The number of delinquent accounts and total amount of fees owed to the Association both increased slightly as they usually do at the beginning of the year. Most delinquent accounts owe less than \$100.00 due to people with automatic withdrawal not resetting the amount to cover fee increases by the deadline for January payment. We were in the red at the end of January by \$46,500.00. This can be accounted for by the mild winter allowing contractors to work on chimneys, fences and other outdoor repairs that normally would not be possible until later in the year. Theresa Uher moved that the treasurer's report be approved as presented. Bobbie Imowitz seconded the motion. Motion carried.

Manager's Report

CLUBHOUSE ITEMS

- 1) **Deadbolt locks have been added to both restroom doors leading outside.** The doors were not locking securely enough causing the alarm to go off during strong winds. Golden Bear was out on 2-13 to add the locks, levers and hinges. / \$713.26
- 2) **Jackson Heating performed quarterly preventative maintenance on furnaces./** \$300.00
- 3) **Integrity Electric ran a dedicated circuit for the new treadmill. /** \$395.00
- 4) **The upholstery in the weight room needs to be repaired/replaced.** The Service

Mann (recommended by Bryan at G&G Fitness) quoted on 54 pieces. He suggests replacing all with black vinyl. His quote for the job is \$2,902.50. Cindy Reid moved that the quote be accepted. Bobbie Imowitz seconded the motion. Motion carried.

227 MALLOY

In December the main line to this building was backing up into this unit. Waterworks was called out to snake the line. After clarification of the work needed, management paid the bill. / \$256.00

SUNKEN SIDEWALKS AND STEPS

We have 25 units that have sidewalks and steps that have sunk. B-Level took a look at them and gave us an estimate to repair. Twenty can be leveled while five will need to be replaced. Their quote to level the twenty is \$2,250.00 and includes the following units:

Kirkdale, 7266, 7268
Macdougall, 173, 191, 207, 189
Donovan, 7298, 7448
Macandrews, 229, 156, 154
Macfalls, 201, 161
Hawkins, 169, 179, 189
Glenkirk, 190, 184, 173, 155

Cindy Reid moved that the quote be accepted. Bobbie Imowitz seconded the motion. Motion carried.

Jody Rine will obtain a separate quote for the five replacements:

Kirkdale, 7399, 7309,
Macdougall, 225
Hawkins, 156
Glenkirk, 218

CHIMNEY REPAIRS

Jim Hughes completed 29 more chimneys / 6 buildings on MacAndrews / \$65,905.00

EXTERIOR BUILDING REPAIRS

Roche Construction has repaired loose siding, metal trim and flashing due to age, damaged underlying wood, and high winds. 122 units have been repaired to date. / \$4,100.00

STUMP GRINDING

The board had approved Tree King to grind the stumps remaining after last year's removal. Paul at Tree King, he sent the email below regarding cleanup after:

"after a stump is ground down the wood chips take up more space than the original stump because things are "fluffed up" so the mound/pile of wood chips is usually fairly

large when compared to the stump before it was ground out. As far as chips blowing around; this is usually not a problem as the chips are somewhat weighted down by dirt. We usually leave the wood chips behind because normally we are only doing a few stumps and the homeowner can save some money by cleaning them up themselves, however, in your case I would recommend having us clean up the wood chips since there are so many stumps, and while the chips won't blow around, it is still very unsightly to leave them."

Removal only / \$2,700 (budgeted)

Removal and cleanup / \$5,400

Cindy Reid suggested that we have the wood chips cleaned up, but saved so they can be used as mulch on flower beds at the northeast corner of the property. Theresa Uher moved that we proceed with this plan. Bobbie Imowitz seconded the motion. Motion carried.

SNOW REMOVAL UPDATE

Yard Solutions was out to salt on January 17 and 27. The invoices for these services total \$3,101.38. This brings the snow removal total spent for 2017 to \$16,806.40

HANDBOOK UPDATE DISCUSSION

There has been an increase in satellite dishes showing up on the roofs. The handbook needs to be revised to address placement requirements. It will also be included that any repairs due to dishes being installed on the buildings will be billed back to the offending unit. Jody Rine and Theresa Uher will reword the handbook entry so that an updated page can be sent out to all owners with the mailing for the Annual Meeting. Jody will also look into having our attorney contact the companies selling the dishes to inform them of our policy on their placement.

7306 DONOVAN

This owner was informed via email on January 31 that he could not tarp over the pole/basketball hoop stored in his back area but must be removed from the property. His response, via email, on February 11 is below:

"Just received this email and I think the board I wrong and ridiculous. I will need time to discuss this matter with my attorney Issue - who has control over property that isn't " a common area" "

Management did not reply but sent his email to the association's attorney. Her reply is below:

"Jody – I do not see anything wrong with the letters you sent to this owner. The rules are clear... no permanent or portable basketball hoops. The issue comes down to whether others are receiving the same letters for their basketball hoops which I assume they are.

First argument anyone makes is selective enforcement. Also, it says the hoops are prohibited...is this enforced as "being left out over night" or "no hoops period"? The rule reads as "no hoops period" so please let me know how it is being enforced generally at McNeill.

Other than that, the letters are fine and he needs to get rid of the hoops. It doesn't matter whether it's in his LCE or CE, they are prohibited and the board has the right to make such a rule and enforce it. If you need anything else on this just let me know."

Open Session for Owners in Attendance

Don Renico questioned whether putting up handicapped parking signs in spaces near particular units is assigning those spots. Theresa Uher answered that since the signs are generic and designating the spot as parking for any person with a handicapped placard or license plate, this is not assigning the spot to any particular person or unit.

John DeRoche asked if the issue of creating more parking spots on the property has ever been looked into. Cindy Reid informed him that the issue has studied, but the placement of light posts on the streets make it impossible to do so without giving up said light. Also, the cost is prohibitive.

The next meeting will be the March 16, 2017 at 6:30 p.m.

The meeting was adjourned at 7:25 p.m.