

McNeill Farms Condominium Association Board

Meeting Minutes, March 27, 2014

In Attendance:

Bobbie Imowitz
Cindy Reid
Carol Shown
Ron Shown
Rochelle Smith (via conference call)
Theresa Uher

Jody Rine (Case Bowen Management Representative)

At 8:15 p.m. Ron Shown called the meeting to order.

Burglaries

Several residents were present to ask about the burglaries that occurred a few weeks ago in the vicinity of Call Road and Hawkins Lane. The units involved were broken into through the back sliding door. The police have several leads at this time and are working to solve the case. There have been no other break-ins since this occurrence. An inquiry was made as to limbing up the evergreen trees between the backs of the buildings making for a more unrestricted view of the backs of each unit. It was noted that costs associated with this action would include loss of privacy, damage to the trees that are already stressed from drought over the past few years, and the money to have the landscapers remove the limbs. Jody Rine will consult Site Maintenance on the feasibility of doing so.

Minutes of February 20, 2014 Meeting

Cindy Reid moved that the minutes for the February 20, 2014 meeting be approved as submitted. Bobbie Imowitz seconded the motion. Motion carried.

President's Report

Roofing

One building was reroofed in February. Ron Shown consulted with Jim Hughes about the dire condition of the roofs that have not yet been done. Jim recommends purchasing two truckloads of shingles, approximately enough for eight new roofs, now. This would be two payments totalling \$54,000.00, but should save the Association about \$12,000.00. He will plan on roofing one building per month, weather permitting, starting in June. This would allow us to stretch payments to him so we are only paying for one roof each month. Carol Shown moved that Jim Hughes' recommendations be taken and the shingles be purchased. Cindy Reid seconded the motion. Motion carried.

Treasurer's Report

Over the past month income has been slightly down. Expenses were \$32,000.00 more than income due to snow removal and water bills increased due to broken pipes.

Theresa Uher moved that the treasurer's report be approved as presented. Bobbie Imowitz seconded the motion. Motion carried.

Manager's Report

Trash Pick Up

Given problems of late with trash collection on the property, the following email was sent to Rumpke:

Jim,

I have been getting several complaints lately that when the guys pick up the trash that lots of trash falls out and the guys just leave it. I have also received complaints that they are throwing the cans anywhere they want, hitting buildings, damaging trim and most likely damaging your containers. any help you can provide would be greatly appreciated. Thank you so much,

Jody

The following response was received almost immediately:

My sincere apologies Jody. I've forwarded your email (with some comments of my own) to our Operations Manager. He will address this with the dispatcher and the drivers directly. Should this continue to occur, please contact me immediately. - Jim

Special note: Case Bowen has been contacted by a company that audits refuse collection contracts and saves Associations anywhere from 30-50% in costs. They are a national company with a solid reputation for doing this kind of work. They have a friendly working relationship with all trash haulers and their charge is 50% of any savings they find for the property. Jody Rine is looking for any agreeable Associations that may want to be test subjects for this service. The Board agreed that we should look into this.

Management has requested that McNeill's contract with Rumpke be reviewed.

Back Steps

John DeRoche has replaced all but approximately a dozen back steps. They now need to be sealed with a polyurethane stain/water sealer to weather protect them. This can be either a wood stain color or a grey paint color. 400-500 in total @ \$40 each / \$16,000 - \$20,000

Cindy Reid moved that we have John DeRoche seal the steps that have been newly installed with a wood stain color. Theresa Uher seconded the motion. Motion carried.

Landscaping

Edging began week of March 17. Mulching will be in first or second week of April.

2013 Tax Return

Schwarz & Associates, Inc. completed the 2013 return at a cost of \$195.00.

Clubhouse Security System

A proposal has been received from Total Security Protection for the security system discussed at the last Board meeting. Theresa Uher moved that the system be purchased and installed in the Clubhouse and the Ron Shown be designated to sign the necessary paperwork. Carol Shown seconded the motion. Motion carried.

New Business

Revenue Sharing/WOW Cable

Cindy Reid reported that the quarterly estimated revenue payout from a revenue sharing agreement with WOW cable would be approximately \$1,082.00 at this point. The Board unanimously agreed to sign the revenue sharing agreement without waiting for a presentation from the company to the entire Board at the April meeting as originally planned. Carol Shown and Cindy Reid will coordinate with WOW.

Community Spring Clean-up

A clean-up project is tentatively scheduled for Saturday, May 3 and Saturday, May 10. Residents who wish to volunteer should meet at the Clubhouse at 10:00 a.m. The Association will provide trash bags, yard waste bags and rubber gloves. Refuse, including sticks, trash and dog waste, is to be picked up around the grounds.

Annual Meeting

The annual Owners' Meeting will be held at the Clubhouse on Thursday, May 15, 2014 at 7:00 p.m. Elections for two seats on the Board of Directors will be held.

The next Board Meeting will be held April 17, 2014.

The meeting was adjourned at 9:10 p.m..