

McNeill Farms Condominium Association Board

Meeting Minutes, May 12 2016

In Attendance:

John DeRoche
Bobbie Imowitz
Cindy Reid
Ron Shown
Theresa Uher

Jody Rine (Case Bowen Management Representative)

Absent:

Mary Beth Benish

At 6:40 p.m. Ron Shown called the meeting to order.

Open Session for Home Owners

Hearing Re: Violation – Feeding Outdoor Cats

Ruth Roush (176 MacAndrews) was present to discuss violation letters for her putting food outside for cats which in turn are a nuisance to neighbors. Ruth claims the cats are not her pets and she feeds them for humanitarian reasons since other people have turned them out. She has been working with her veterinarian and the rescue group Forgotten 4 Paws to find homes for the cats and they have found someone to take at least one of them. The Board discussed and came to the conclusion that Ruth must get rid of the cats by the end of May and cease putting food out. Theresa Uher moved and John DeRoche seconded that the Board's plan be implemented. The motion passed unanimously.

Other Issues

CSST Lines – There was a question regarding whether or not there is to be any follow up on the notice to owners that CSST lines in the basement must be grounded if they are plastic. It has been determined that this problem is confined to the buildings on Call Road and Donovan Drive. Persons owning units in these buildings should contact a plumber or electrician of their choice and have the work done as these pipes are the responsibility of the individual rather than the Association.

Pavement at entrance to property – Residents are concerned about the deterioration of the pavement at the back entry of the property off of Westerkirk. Jody will have it patched.

Shooting Incident – There is concern about the shooting incident that occurred on MacAndrews several weeks ago as details have not been released. The police have classified it as a home invasion though the incident was not a random break-in that other residents need worry about their own safety.

Garage Drive-through Accident – There was a question about whether or not community funds

were used for repairs to the building and gas lines damaged when a resident on Malloy Lane drove through the back of his garage. No community money was used. All costs were taken care of by the insurance company of the individual involved in the accident.

Minutes – March 31, 2016

Bobbie Imowitz moved that the minutes of the March 31, 2016 open meeting be approved as corrected. Cindy Reid seconded the motion. Motion carried.

Treasurer's Report

Delinquencies and monies owed to the Association continue to decrease. At the moment, we are over budget on several maintenance projects. Theresa Uher moved that the treasurer's report be approved as presented. Bobbie Imowitz seconded the motion. Motion carried.

Cindy Reid moved that \$51,000.00 be moved to checking from the Banco Popular money market account. The Board unanimously agreed.

Cindy will coordinate with State Farm Bank to get them the necessary information for Board members who will be signers on the new account we are opening with them.

Manager's Report

Blacktop

Heiberger Paving is working on repaving MacGeorge & Hawkins.

Four (4) catch basins throughout the property were in need of immediate repair / \$4,264.00
(2- Glenkirk, 1- MacFalls 1- MacEnroe)

Terminex

Carpenter bees and ants were found and treated at the following:

1. Carpenter ants / 153 MacEnroe / \$333.25
2. Carpetner bees: 204 MacDougall / \$161.25
clubhouse / \$161.25

****Terminex said carpenter bees are very bad this year!!**

Clubhouse Items

1. Pacific Pools replaced the pool coping.
2. Pool is scheduled to be open on May 21.
3. New picnic tables have arrived / \$3,511.00
4. Pepsi machine commission check received / \$59.34
5. Outdoor Pepsi machine should arrive within the next 2 weeks.
6. Management would like to propose purchasing "KOOLGRIP" for the pool railings. These covers make the metal cooler to the touch and increase traction to reduce slipping. Bobbie Imowitz moved that we purchase them. John DeRoche seconded the motion. Motion carried.
7. Six new trash cans, eight new ash buckets and sand have been purchased for around the pool.
8. Rumpke has provided four new large garbage cans for the clubhouse.
9. Jackson Heating & cooling performed quarterly preventive maintenance / \$300.00

Tree King

Work has been completed per the contract. Total paid out \$84,51069

Owners have been asking about stump removal. Management suggests that this be done as a "winter" project, possibly paid in 2017 budget.

Property Items

1. Community summer cleanup inspections have begun.
2. A mailbox on McAndrews fell and has been replaced by post office.
3. New stop signs & posts have been ordered.
4. Integrity Electric repaired a light pole by the pool / \$375.00
5. While flushing the hydrants, Waterworks found four in need of repair / \$1,862.60

New Business

The next newsletter will go out at the beginning of July.

The next meeting will be the Annual Meeting held at the Clubhouse on June 16 at 7:00 p.m.

The meeting was adjourned at 7:50 p.m.