

McNeill Farms Condominium Association Board

Meeting Minutes, July 24, 2014

In Attendance:

Bobbie Imowitz
Cindy Reid
Carol Shown
Ron Shown
Theresa Uher

Absent: Ron Turney

Jody Rine (Case Bowen Management Representative)

At 7:00 p.m. the Executive Session was called to order.

Minutes

Cindy Reid moved that the minutes for the minutes for the June 12, 2014 meeting be approved as submitted. Bobbie Imowitz seconded the motion. Motion carried.

President's Report

Midtown

Due to a decline in quality of work as well as management of jobs, Ron Shown recommended that we withhold payment to Midtown/Rich Dawson until all pending work is caught up. In the future we will look to other contractors for maintenance projects on the property. Bobbie Imowitz seconded the motion. Motion carried.

No Trespassing Order

Ron and Carol Shown are getting a restraining order against the former resident who burglarized their condominium and several others on the property. Theresa Uher moved that the property also get a no trespassing order to keep him off of the McNeill Farms property entirely. Cindy Reid seconded the motion. Motion carried.

Treasurer's Report

The percentage of delinquent accounts is slightly down. Water and sewer expenses are over budget for the year as are building repairs. Overall, we were in the black for the month of June. Theresa Uher moved that the treasurer's report be approved as presented. Carol Shown seconded the motion. Motion carried.

Manager's Report

Clubhouse Items

- 1) A new vacuum cleaner was purchased from Carmen's / \$331.94
- 2) The pool gate latch was replaced by John DeRoche.

3) One of the A/C units was struck by lightning. Jackson Heating & Cooling replaced the compressor, condensing coil, contactor and start components. / \$1,350.00

**note: McNeill was given 50% discount on refrigerant / saved \$300

4) Terminex treated the clubhouse for "breeding" flying ants inside and out. / \$129.00

5) \$100 was received from Franklin County for the use of the clubhouse for May voting

191 MacEnroe

Carpenter ants were found by the roofers. Terminex did an initial treatment. / \$317.12

Additional treatments will be needed every quarter for two years. / \$110.00 per quarter

Landscape Items

1) A tree and 2 large limbs had fallen along the south walking path. Site Maintenance cut up and removed all. / \$440.64

2) Several trees were limbed up throughout the community for mowing clearance.
Site Maintenance / \$645.00

2014 Blacktop Project

Heiberger Paving completed the approved work at the end of June / \$41,177.00

The invoice will be paid over the next 6 months. The first payment of \$6,900.00 will be made 7-14-14.

CSST Gas Line Grounding

After discussion with council, it was established that it is the homeowners' responsibility and NOT the association's to ground these lines. Robin Strohm has issued a legal opinion regarding same for the record. As this is a serious safety issue owners will be *required* to have the work done for their units. Robyn Strohm will be consulted in writing a letter stating this requirement, giving a deadline for completion and parameters for proof that the work was done by a licensed professional. She will also be consulted on whether or not we can make an individual responsible for damages to the entire building if they refuse to comply. Notice will be sent to all owners at the end of the calendar year.

Community Facebook / Twitter Pages

Randy Slack will be moving from the community to Dublin in August. He will be handing over control of the social media accounts to Cindy Reid.

The next Board Meeting will be August 24, 2014.

The meeting was adjourned at 7:55 p.m.