

McNeill Farms Condominium Association Board

Meeting Minutes, July 21, 2016

In Attendance:

Mary Beth Benish
John DeRoche
Bobbie Imowitz
Cindy Reid
Ron Shown
Theresa Uher

Absent:

Jody Rine (Case Bowen Management Representative)

At 6:30 p.m. Ron Shown called the meeting to order.

Minutes – May 12, 2016

Cindy Reid moved that the minutes of the May 12, 2016 open meeting be approved as corrected. Bobbie Imowitz seconded the motion. Motion carried.

President's Report

This year's paving project is complete.

Chimney reconstruction as allowed for in the budget is done for the year, as well.

After this meeting Ron Shown is stepping down as president of the Board of Directors. Given his long tenure in that position, he has offered to be available for advice if needed by the new president.

Treasurer's Report

Delinquencies are holding steady. Income is catching up to expenses for the year. We were in the black for the month of June, though still slightly in the red for the year. Theresa Uher moved that the treasurer's report be approved as presented. John DeRoche seconded the motion. Motion carried.

Cindy Reid moved that we transfer \$70,000.00 from operating to the reserve account. Bobbie Imowitz seconded the motion. Motion carried.

Manager's Report

Revenue Sharing

Quarterly check has been received from Time Warner. \$4,014.40

Free Legal Hour

Williams & Strohm are offering their annual free legal meeting again this year starting August 1. We will have Jody see if Robin Strohm can come to our August meeting

Banco Popular

Banco Popular has requested 2015 financial information. Jody is gathering the information for us.

Blacktop

Heiberger has completed sealcoating MacFalls Way and Glenkirk Drive.

Concrete Work

Heiberger Paving has submitted a proposal for concrete repair and replacement at several trouble spots on the property.

Management suggests serious consideration of replacing the walks and curbs in front of 7338 – 7348 Donovan Drive as this area is dangerously deteriorated. \$10,560.00 Complaints have been sent in regarding the area in front of the mailboxes at the west end of Kirkdale. Heiberger has proposed either doing a patch repair on the area for \$1,826.00 or replacing the entire pad for \$3,863.00. The latter would involve having the Post Office remove and then reinstall the mailboxes possibly leading to interrupted postal service for the residents in that area.

After discussion it was decided that the mailbox area on Kirkdale will be patched rather than replaced. Another area on Call Road that is a serious trip hazard should be added to the job. A final vote on the proposal was tabled until we can get an updated proposal. If we can get all the areas done at the same time we can save money on trips out to pour concrete.

Chimney Replacement

Our budgeted amount for chimney replacement for the year has been met, but recently a building on Malloy Lane needed immediate attention. The Board discussed via email and had Jim Hughes Roofing take care of the additional building. \$15,600.00

Landscaping

Site Maintenance sprayed for an infestation of aphids. \$1,451.25

Stop Signs

New stop signs have been purchased and been erected throughout the property. John DeRoche noted that there are still a few of the old post that need to be removed and will be taken care of as soon as possible.

Clubhouse

1. New staff shirts were purchased for summer employees. \$232.20
2. Koolgrips have been installed on the ladders and railing of the pool. Response has been very positive. \$176.72
3. Integrity Electrical Solutions replaced the electrical outlet in the pool area to so it is compatible with the Pepsi machine. \$75.00
4. Integrity Electrical Solutions replaced the ballast and bulb for the light at the northeast corner of the pool. \$375.00
5. G&G Fitness was out to check and perform maintenance on one of the older treadmills. \$149.42
6. The lane divider in the pool was damaged by kids hanging on it. The mooring pulled out of the wall. Pacific Pools repaired and the rope is back up again.

7. Kevin Girton (Clubhouse attendant) suggested we try putting a plastic owl in the pool area to discourage birds that leave droppings on the furniture and deck. Theresa Uher purchased one from Lowes for less than \$11.00 and it seems to be helping.

Backyard Inspections

1. Dennis Kinsey has been walking the property to document violations. Notices to cure have been sent out and we are getting a good response.
2. An owner suggested adding a \$5.00 per month rider to monthly fees to have Site Maintenance mow back areas enclosed by fences.

206 MacAndrews Way

The official eviction notice to 206 MacAndrews has been provided to management. The tenant has vacated the premises.

Open Session for Home Owners

A new owner was present and had several questions about her responsibility for repairs and maintenance versus the Association's.

New Business

Cindy Reid asked all Board members to please bring their calendars to the next meeting so we can schedule budget meetings that will fit everyone's schedules.

Cindy Reid also suggested that we add money to the budget for legal action against people buying multiple units. Ron Shown put forth that this is a topic we should go over with our legal counsel when we meet with them for the free hour of consultation they offer each year.

The next meeting will be the August 18 with the open session beginning at 7:30 p.m.

The meeting was adjourned at 7:15 p.m.