

## McNeill Farms Condominium Association Board

### Meeting Minutes, August 18, 2016

#### **In Attendance:**

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

Jody Rine (Case Bowen Management Representative)

At 6:30 p.m. the Board met with Robin Strohm of Williams & Strohm LLC. For the free hour of legal consultation they offer yearly.

At 7:30 p.m. John DeRoche called the open meeting to order.

#### **Minutes – July 21, 2016**

Bobbie Imowitz moved that the minutes of the July 21, 2016 open meeting be approved as presented. Mary Beth Benish seconded the motion. Motion carried.

#### **Treasurer's Report**

We were in the black for the month of July. We are still in the red year to date, but income is catching up to expenses for the year. Theresa Uher moved that the treasurer's report be approved as presented. Bobbie Imowitz seconded the motion. Motion carried.

#### **Manager's Report**

##### **Handicapped Parking Signs**

Jody Rine consulted Officer Dave Weisgerber about requirements for handicapped parking signs on the property. He provided dimensions and regulations for posting them. Management suggests ordering three signs as two people have already requested them. Theresa Uher will order the signs as soon as possible. We already have the stencil for marking the spots on the ground.

#### **Clubhouse Items**

1. One of the moorings at the of the pool pulled out of the wall so the lane divider rope cannot be used. The mooring on the other end pulled out and was fixed earlier in the summer. Pacific Pools will be out to repair.
2. The outsides of the clubhouse windows were washed / \$100
3. Theresa Uher met with the pool inspector and a Pacific Pools tech. Both recommended draining the pool half way and refilling it to correct some chemical levels. It should only take about a day or day and a half so we will be back open for the weekend. To save money, Pacific suggested we do it ourselves rather than having them come out. Theresa has been instructed in how to perform the procedure. The pool will be closed Wednesday August 17 through Friday August 19 for this.

The initial half drain and refill did not correct the problem. The pool must be drain completely. Due to the cost of refilling the pool, Board members were asked their opinions on whether to refill it or close it down for the season. After discussion, Bobbie Imowitz moved that the pool be refilled and the pool kept open as late as possible in September. Theresa Uher seconded the motion. Motion carried by a vote of 5 for and 1 against.

4. The pool closing scheduled for 9-18, possibly the end of September depending on weather.
5. Pacific Pools will reduce to 3 weekly cleanings after the Labor Day holiday weekend.

### **Bulk Pick-Up**

Someone dumped a pile of discarded furniture in one of the Donovan Drive cul-de-sacs. We do not know who. It sat there for several days. Since it cannot be determined which unit is responsible, the Association will have to pick up the tab for removal. Rumpke scheduled pick up for 8-18 at McNeill's expense.

### **Concrete Repairs**

Heiberger has been notified of contract approval for replacement of various areas of concrete that are urgently in need of attention.

Walkway at 7498 Call has been added to original quote / \$1,483.00  
One mailbox slab will be patched and repaired also / \$1,826.00 (across from 7277 Kirkdale)  
Total work to be done / \$16,936.00

The Board will look at adding concrete repairs and replacement to next year's budget as there are numerous areas that have been deteriorating over the years due to salt use and other weathering.

### **Open Session for Home Owners**

Cindy Reaper (Glenkirk) offered to loan some of her handmade quilts to the Clubhouse to hang as wall decorations. Her offer was gratefully accepted.

Monica Gibson (Kirkdale) was in attendance and had several questions about her responsibility for repairs and maintenance versus the Association's. She asked for clarification of the protocol for maintenance and removal of plantings put in by previous owners. In general, the new owner is responsible for plants in the common area left by the previous owner. She also requested documentation for the work that was done to the outside of the building to correct any possible problem with water leaking into her basement. Jody Rine will provide this to her.

The next meeting will be the September 15 with the open session beginning at 6:30 p.m.

Budget meetings were scheduled for October 13 and 20. Residents are reminded that there will be no regular Board meetings until December.

The meeting was adjourned at 8:30 p.m.