

McNeill Farms Condominium Association Board

Meeting Minutes, September 18, 2014

In Attendance:

Bobbie Imowitz
Cindy Reid
Carol Shown

Ron Shown
Theresa Uher

Absent:

Ron Turney

Jody Rine (Case Bowen Management Representative)

At 7:05 p.m. Ron Shown called the meeting to order.

Minutes – July and August 2014

Bobbie Imowitz moved that the minutes of the July and August meetings be approved as presented. Cindy Reid seconded the motion. Motion carried.

Clubhouse Chimney

An ultimatum has been given to Rich Dawson that the Clubhouse chimney repairs be completed and that it be operational by October 15, 2014.

Property Chimneys

Midtown has been paid for inspection and painting of chimneys on two thirds of the buildings on the property, though only two buildings have been done at this point. Work will continue as weather allows.

School Bus Issues

There continues to be issues regarding reckless operation of vehicles when children are present at the school bus stop. Street signs will be erected including new speed limit signs, a school bus stop sign, and a caution to watch for pedestrians. A plan to address continuing concerns might entail our police officers talking to drivers, a letter from our attorney to the school board about the situation, confronting the school board in a public way, or bringing the issue to the attention of city council. Ron Shown moved that the steps outlined above be taken as deemed necessary for future situations involving traffic at the bus stop. Bobbie Imowitz seconded the motion. Motion carried.

President's Report

Presidents' Forum

At the latest meeting of Case Bowen's forum for Board Presidents the following topics were discussed:

- House Bill 371 – This bill concerning personal responsibility of HOA Board members including the possibility of criminal liability on the individual level may be reintroduced by Rep. Grossman.
- Super Lien Bill – There is work being done to introduce a super lien bill which would place

HOA's before banks to recoup money after a sheriff's sale.

- CAI is offering a course on Condo Law and Operations.

Treasurer's Report

The percentage of delinquent accounts has remained steady, though the actual amount of fees owed has decreased. For the fifth month in a row as well as for the year in total we are in the black. Theresa Uher moved that the treasurer's report be approved as presented. Bobbie Imowitz seconded the motion. Motion carried.

Manager's Report

Clubhouse Items

- Golden Bear Lock & Safe has been asked to check out the entry door, the bar lock may be able to be replaced or possibly disengage the bar
- During a party, the carpet was stained. Stan the Carpet Man re-cleaned the carpet / \$65 charges are being assess to the owner who had the party.
- Pool furniture needs to be re-strapped and painted. Strip-N-Strap has proposed numbers. Bobbie Imowitz moved that we have Strip-N-Strap do the work. Carol Shown seconded the motion. Motion carried by unanimous consent.
- Winter Clubhouse hours will be 6:00 a.m. to 9:00 p.m. Monday through Friday and 9:00 a.m. to 9:00 p.m. Saturday and Sunday.

Power Washing

All buildings on Kirkdale that needed power washed were completed by the end of august by John DeRoche / \$1,240.

Roofing

- The loan with Banco Popular was approved at the end of August.
- 7364 - 7374 Donovan roof replaced / \$30,385.00.
- A check was cut for all shingles needed for remaining buildings / \$241,990.00.
- Hughes Roofing will continue replacing roofs until the end of the year, weather permitting, then finish the remaining buildings beginning in the spring.

New Business

At 8:00 p.m. the Board interviewed a representative from 5 Seasons landscaping as he is unavailable on the evening interviews will be held with other landscaping companies for the upcoming 2015 contract.

The next open Board Meeting will be the annual owners' meeting on December 18, 2014.

The meeting was adjourned at 9:00 p.m.