

## **Minutes for Special Meeting of the Council held at lower pool deck on Monday, August 2<sup>nd</sup> 2010.**

**Management Company Present:** Beth Holt

**All Board Members Present:** David Breckenridge, Veronica Eberlein, Lyman Martin, Desrie Nisbett. Karen Rice

**Unit Owner's Present (based on Sign-in Sheet):** Judy Alford, Michelle Bergent, Sarah Beyer, Phillip Bullock, Cara Cox, Rebecca Cox, Carole Fisher, Mary Fletcher, Regina Gibson, Andrea Jones, Mary Jo Jones, Jennifer Liebert, Carolyn Lowery, Marjean Martin, Arlene Merdith, Nelda Miles, Joseph Nett, Lou Qualls, Louise Sachs, Jan & Mike Selvitelle, Gail Ward

Meeting started promptly at 7:00pm.

### **Unit Owners discussed the following topics.**

- Concern about Mosquitoes
- Two week delay of installation of Community Bulletin Board.
- Concern about the duration of Drainage projects
- Impact of Drainage projects on yearly budget
- Concern about loss of trees due to Drainage projects (no concern about trees lost during ice storms or windstorms).
- The drainage work done behind building 1,2, and 11 looks good.
- Concern about lack of communication in general by the board.
- Unit Owners don't have faith in the board, but the boards past work should appease current concerns about the drainage projects.
- Concern about the pond sludge in the park.
- The inability to reach the volley ball court.
- The newsletters don't reflect "real" minutes of meetings.
- Specific detail plans for drainage at building 14.
- All residents should be involved with all decisions made by the Board.
- Turnaround that Mulloy Management takes to respond to calls/questions.
- One resident indicated they were on the board 14 years ago, that board knew the trees in the park were a disaster in the waiting (from an arborist review) and the current board is trying to address it. Committees in the past had been tried and failed. They also expressed concern about the homeless people in the MSD area near building 16.

### **The Board either responded or discussed the following topics.**

- The financial shape of the community is in excellent shape. Several late fees were collected during the fiscal year. No money is required from the reserve this past year.

- Rising cost of cleaning gutters.
- One third of the decks are scheduled to be power washed and resealed; buildings 1,2,11,12 & 14).
- The left and right sides of building 3 and 5 are being painted
- The trash corrals are being power washed and resealed.
- All Pool repairs are finished and pool will be opened till end of September.
- The Community Bulletin Board was to be installed by Oct 31, 2009 but shipping was delayed.
- Unit Owners are not to interact with Contractors or workers on site, but should go thru Mulloy.
- Gutter replacement quotes for building 11 and 14.
- Annual Meeting is last Monday in September (9/27).
- Drainage activity is complete for building 1, 2, 3 & 11. Work is finishing on Building 5. Drainage work is active on building 9, 15 & 16.
- No activity would be done if all residents were involved with all decisions and that is the purpose of the board to represent and expedite the process based on the Master Deed.
- No contracts are signed nor drainage plans being discussed at this time for buildings 10,12,13,14.
- 30 mature trees were damaged in the community by windstorms and ice storms.
- The pond “sludge” in the park can be treated with an enzyme.
- If you want 100 percent control of your environment you need to move and purchase property.

**Mulloy discussed the following.**

- Late maintenance fees past due are very low and the community is in excellent financial shape.
- There is a 48 hour turnaround to respond.
- Some unit owners don't leave messages or contact info.

**Meeting adjourned at 8:30 pm.**