

Cherry Grove Condominium Association
Regular Board of Directors Regular Meeting Minutes
April 21, 2009

1. Call to Order/Roll Call:

T. Jobbitt called meeting to order at 6:35 p.m. Board members present: Terry Jobbitt, Neal Koenig, Mary Patalidis, Jim Haralson and Jennifer Latham. Members absent: None. Others present: Helene Haratsaris, representing Management and Vicki DeSautel, recording secretary.

2. Approval of agenda:

J. Haralson made a motion to approve the agenda, M. Patalidis seconded, unanimously approved.

3. Approval of March 17, 2009 Regular meeting minutes: M. Patalidis made a motion to approve the regular meeting minutes, J. Haralson seconded, unanimously approved.

4. Co-owner comments:

(Gullick):

- Jacobson's is working on the consolidated Master Deed and Bylaws which will be given to all co-owners when completed which H. Haratsaris was told may be by the end of May 2009.
- The settlement check was received in November 2008 and placed in reserves.
- Asked how many co-owners are watering, what time of day are they doing so, how long are they watering? M. Patalidis keeps track of water usage and if the usage is higher than normal, the building is checked. The Board is encouraging water conservation and putting this in a Newsletter. The irrigation system is enough; no extra watering is necessary.

5. On-Site Maintenance Contractor January Report: K. Hunt attended the meeting from 6:30 p.m. until 7:00 p.m. His report and Board motions are as follows:

- Trying to gain access to units with plumber to obtain bid for the hose bibs
- GFI's are installed on the four units getting painted this year
- Replacement of steps will begin when the weather is warmer
- Thermometers are installed in the suppression closets of the Village units to monitor the temperature
- Cap covers on the water main shut offs in the Village unit driveways are done
- 432 Cherry Orchard shows no brick movement at this time and the mortar joint at the lentil is showing slight deterioration
- Power washing of the front step and brick areas on Cherry Orchard and Sweet Cherry Lane are completed at a cost of \$540.00. Cherry Grove Court East steps have not been done yet because the co-owner refuses to

turn it on. The co-owner stated she paid for it and will not let anyone use it. H. Haratsaris will see if there is a Modification Request for this co-owner as there should be if it is “theirs”.

- Unit by N. Koenig still has the garage door half open yet the unit is vacant. The Board asked K. Hunt to make the repair so the garage door closes completely.

6. Review of March Financial Report:

H. Haratsaris reviewed negative variances. M. Patalidis made a motion of receiving the financial report, J. Latham seconded, unanimously approved.

7. Management Report: was given to the Board prior to the meeting.

8. Unfinished Business:

8.1 Nothing at this time.

9. New Business:

9.1 SME proposal for Lintel repair – reaffirm vote to approve: \$3,000 in budget; M. Patalidis made a motion to reaffirm the vote to approve, J. Latham seconded; unanimously approved.

9.2 Downspout proposal – reaffirm email of April 7th to approve: \$10,000 in budget; J. Latham made a motion to reaffirm the email to approve, J. Haralson seconded; unanimously approved.

9.3 Mulch: front already done and the Board is opposed to spending money on cosmetics when the roofs must be done. J. Made a motion to have H. Haratsaris get the cost on mulching only the back of building 12 as there is none there presently and ask the contractor to turn over the mulch already down as part of the spring cleanup contract, J. Latham seconded; unanimously approved.

9.4 Annual meeting date – reaffirm email of April 8th to change: J. Latham made a motion to reaffirm the email to change the annual meeting date, N. Koenig seconded; unanimously approved.

9.5 Tree and shrub care – 2009 proposal: N. Koenig made a motion to approve Greenstreet at a total cost of \$3,100, J. Latham seconded; unanimously approved. There is \$4,000 in the budget.

9.6 Roof replacement proposals: N. Koenig made a motion to approve Metro Construction for the roof replacement at a cost of \$30,820.00. H. Haratsaris mentioned Metro Construction believes they can complete the project in approximately 10 days. K. Hunt will supervise at \$40.00 per hour. 92 Village units will be done, no Glens. The project is being paid from \$6,000 mulch budget not being used this year and the balance from the reserves.

9.7 Board member additions

9.7.1 reduction in water use – irrigation: Newsletter will state “due to water conservation, there is no lawn watering other than the irrigation”.

9.7.2 pet registration status and related issues: H. Haratsaris will get J. Haralson a list of pet owners we know about but everyone seems to be getting the information and payment in. K. Kotula is required to pay the pet fee. The AC&LC committee requests to send a thank you letter and gift certificate to K. Kotula for all the volunteer work she does on the property. The Board agreed this would be nice.

9.7.3 AC&LC spring news sheet: anything the Board or Management would like in the news letter please get to J. Haralson soon.

9.7.4 garage sale date: no date set. The Newsletter will ask for a chairperson and if none, no garage sale this year.

9.7.5 grounds cleanup date: April 15th through 30th is planned.

9.7.6 AC&LC cleanup date: will ask for volunteers for flowers and plan on May 16 to do so.

9.7.7 clearing brush – Huston drain: H. Haratsaris will get a quote from Clean Lake.

9.7.8 repairs – animal damage at pond: H. Haratsaris will get a quote from Clean Lake.

10. Next meeting:

There will be no meeting in May 2009. The next Board meeting is scheduled for Tuesday June 16, 2009 at 6:30 p.m. at the Waltonwood Senior Living Center unless otherwise determined by the Board of Directors.

There being no further business, the regular meeting was adjourned at 8:06 p.m. and moved the executive session.

Respectfully submitted,

Vicki DeSautel,
Recording Secretary

Approved on: June 16, 2009

President

Secretary