

Cherry Grove Condominium Association
Regular Board of Directors Regular Meeting Minutes
June 16, 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:

M. Patalidis motioned to approve the agenda, J. Latham seconded, unanimously approved.

3. Approval of April 21, 2009 Regular meeting minutes: M. Patalidis motioned to approve the regular meeting minutes with one drain spelling correction (Huston), J. Haralson seconded, unanimously approved.

4. Co-owner comments: (decisions made in the Executive session)

4.1.1 Unit 57 – Play equipment: did not show

4.1.2 Unit 61 – Unattended pet: admitted she was guilty and has not let this happen again

4.1.3 Unit 123 – Unattended pet: stated her dog is never off the leash, brought pictures of where dog lays and she is on her deck. The person making the claim is J. Haralson and he did not see the co-owner while the dog was outside. Co-owner involved her attorney as she received four letters.

4.1.4 Unit 134 – Commercial vehicle: did not show

4.1.5 E. Gullick: received an invoice for \$80 because of damage to the mailboxes from the duct tape she placed on them while delivering her flyer which was not Board approved. Co-owner said she saved the Association \$234.96 from postage they would have paid had she not hand delivered these flyers. The Board explained to co-owner this flyer was not approved by the Board therefore she took it upon herself to deliver and create the maintenance issue.

4.1.6 K. Kotula:

- Two irrigation heads need repair on Cherry Grove on the west side of the lawn
- Thanked the board for their card and gift card
- Offered to pay the pet registration fee if all 24 dog owners are paying; she was told only 14 have been notified. Co-owner will mark and give areas to M. Patalidis where all dog owners live. Dog is sick and urine is not acidic so it cannot ruin the lawn. Brought the business cards of her dog's doctors if the Board would like to verify.
- Does a lot of volunteer work for the community of which The Board thanked her but the Board explained they cannot make an

exception for one person or all the co-owners will be asking for the same.

- Received a letter regarding her trash being out one hour and 22 minutes early on the day before trash pickup. The Board is looking into this but J. Haralson said this has occurred previously a few times.
- Two dead dogwoods at her unit need replacing.

5. On-Site Maintenance Contractor Report: K. Hunt attended the meeting from 6:30 p.m. until 7:30 p.m. His report and Board motions are as follows: (May and June 2009)

- K. Hunt will leave business card with note work has been completed at co-owner's unit if they are not home.
- Comcast needs to bury the cable.
- K. Hunt will get a price on "Stop Sign Ahead" signs which H. Haratsaris mentioned may be a possibility but in the meantime, K. Hunt will trim the trees/shrubs by the stop signs so they are more visible.
- Curb Replacement on Cherry Orchard is bad. K. Hunt offered to cold patch which the Board agreed to do in place of completely re-doing the curbs this year. (more in Executive session)
- 726 Cherry Orchard may be a hazardous situation. Lower level needs plumbing, tile and drywall. H. Haratsaris will report with further findings.
- Inspection of caulk and wood replacement in the Glens units should be completed within one month.
- Mailboxes will be placed in the budget for next year. K. Hunt unable to locate a replacement matching mailbox.

6. Review of Financial Report: (April and May)

M. Patalidis motioned receiving the financial report, J. Latham seconded, unanimously approved.

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

8. Unfinished Business:

8.1 Nothing at this time.

9. New Business:

9.1 Unit 161 – reaffirmation of June 11, 2009 email vote to accept IAQ Management Services, Inc. proposal at a cost of \$1,590.00. Unanimously passed.

9.2 Fire Suppression 2009 inspection: reaffirmation of June 4, 2009 email vote to accept Associated Fire Protection proposal at a cost of \$1,275 plus repairs for each 17 building inspection, two year agreement. Unanimously passed.

9.3 Proposals for lintel repair: tabled for further bids.

- 9.4 Proposals for balcony repair: N. Koenig motioned, second by J. Haralson, to accept Menard Builders bid at a cost of \$167,595 (\$1,581 per unit) which includes metal railings, painting, one permit per building. Motion passed, all in favor. H. Haratsaris makes sure all workers are bonded and certified. This work will be completed by October 31, 2009.
- 9.5 Unit 164 Modification request regarding fenced patio and landscaping: moved to Executive session
- 9.6 Annual meeting: reviewed the slide presentation and made changes. Attorney Mark Makower will be in attendance to field any legal questions.

10. Next meeting:

The next Board meeting is scheduled for Tuesday July 21, 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 8:40 p.m. and moved to the executive session.

Respectfully submitted,

Vicki DeSautel,
Recording Secretary

Approved on: July 21, 2009

President

Secretary