

## MINUTES

The meeting was called to order at 9:05 AM by L. Lewis. In attendance were B. Elkins, D. Kessler, L. Jones R. VanDyke, P. Lyons, J. Williams, L. Lewis and B. Adams.

There was no May meeting. The April minutes had been reviewed and approved via email previously.

The financial report was offered by Ben Adams. R. VanDyke had reviewed the report and determined that it was in order. R. VanDyke made a motion to approve the report. P. Lyons seconded the motion and it passed. A 9 month CD, in the Association account, was coming due for renewal. L. Jones made a motion to allow the CD to roll over. R. VanDyke seconded the motion. The motion passed.

The accounts receivable was reviewed and updated. The sale of the unit at 8728 Lough Dr. to the bank was discussed considering the amount of back maintenance fees involved. There were questions concerning the banks responsibility in relation to confirming the purchase and the maintenance fees. B. Adams indicated that the bank had 6 months to confirm the purchase. B. Elkins made a motion to allow the bank 6 months to confirm the sale. If the bank had not confirmed the transaction, the board would take the appropriate action to force the bank to file the proper paperwork. L. Jones seconded the motion. The motion passed.

Section reports had been submitted via email. There were no unusual situations. It was pointed out that the shrubs at the entrance to Lough Drive needed to be replaced and that the lawn at 8733 Lough Drive needed repair after a tree removal. The drainage repair work at 10209 PGC had been completed satisfactorily and the sod was being watered regularly.

The Landscaping/Building committee had no A/L forms to be reviewed. Following the installation of the new concrete curbs, the need for bids to backfill and sod these areas was discussed and bids will be obtained. Three patios had been replaced by Kingsbury Concrete satisfactorily. The concrete work at 8729 BWC and 10403 PGC, which was done by Steele Blades a year ago, had begun to flake and pit. Steele Blades will repair. Due to problems from the original installation, the patio door frames at 8708 and 8720 were rotted beyond repair and had to be replaced. As this was not the fault of the unit owner, a motion was made by L. Jones to have the Association replace the door frames. B. Elkins seconded the motion. The motion passed. The owner of the unit at 8713 Lough Drive had submitted invoices for repair to a gas line in the unit. The gas line had been pierced by a roofing nail due to the location of the line. It could not be determined when this occurred, but it was not the fault of the unit owner. The unit owner will be reimbursed for the expense. Deck cleaning is scheduled to begin on Lough Drive June 30, and proceed through the development. It was reported that the irrigation backflow valve had been stolen and replaced at a cost of \$260.00. Landscaping replacement is to begin around July 1. Due to the harsh winter, there is a lot to replace and may take some time. The need for Steele Blades to be more timely in their performance and response to association needs was discussed, and it was determined that a definitive schedule was needed by next meeting.

J. Williams reported that there were 18 people at the May breakfast and 20 at the June breakfast. 25 people attended the wine and cheese party Saturday.

There was no block watch report.

In old business, the situation at 10605 Avenel, relating to the condition of the fence and the placement of the satellite dish, was discussed. There had been no change. Robert will remove the satellite dish.

There were several pieces of correspondence. One resident expressed concern about residents leaving their garbage cans outside of their garages, that it was unsightly. There being no rule concerning this, the board took no action. The resident will be informed. Another resident raised concerns about the addresses being removed from the sides of the mailboxes and placed on the front after they were repainted. The resident was concerned that this would cause problems for emergency vehicle. After some discussion, the board determined that the addresses were in the appropriate place on the mailbox and that, combined with the visibility of the addresses on the buildings, there was no problem. The resident will be notified. One resident complained that the neighbor's patio was extremely dirty and needed to be cleaned. The patios are the responsibility of the individual unit owner. The situation will be reviewed and action determined.

There being no further business, J. Williams motioned we adjourn and P. Lyons seconded. The meeting ended at 10:55 AM

The next meeting will be July 18, 2014