

# WHISPERING LAKE TOWNHOME

## BOARD MEETING MINUTES

MONDAY, JUNE 30, 2008

Board Members Present: Toni Winninger , Ray Reilly, Nancy Davey, Jackie Petit, Diane Pagoulatos

Homeowners Present: Seven (7)

Management in Attendance: Debbie Nissen

The meeting was called to order at 7:00 p.m. and a quorum was established. The June 2, 2008 minutes were reviewed and approved.

Financials: Homeowners on the delinquency list will be notified. One unit will go into collections. Letters will be sent .

Pending Business: The second phase of the front entrance inspections were completed on June 13, 2008 by Debbie and Diane. The President thanked the inspection team for all their time and effort. Medina, secretary to Debbie, will be collecting all information and sending out written confirmation of maintenance violations. Board member asked the question, "Where does one report violations?" Answer, all violations should be reported to the Berkson staff. The next round of inspections will be in July and they will include the deck area and the general back of the units. All those areas will be evaluated for maintenance and compliance issues. The results of the review by Scott Baker, master carpenter, was given. Upon inspection, he stated the windows of the units are in good condition; they do not need to be re-caulked. They do need to be bleach - cleaned because of mold that has settled on the half-moon windows and elsewhere on the frames of the windows. He stated the units could be power-washed safely. The President gave the history of the three (3) window manufacturers that installed the windows , along with the pre-fab housing construction history. The bid from Scott Baker has not arrived as yet; He also reviewed the pillar posts and made note of which pillars need to be replaced. He determined the half-moon non-windows were masonite and those could be scraped and painted, which would improve their appearance. The Board reviewed a bid form Komen Decorating , which was \$7,690. Debbie was to get a re-bid and add the stain removal of the half-moons and add the painting of the masonite window covers to the bid. The Board also wanted another company bid.

On the topic of the Sump Pump line Burials: Debbie talked to Don Fiore to uncover the past history of work done on the property. He will have a bid for us after July 4th, and along with the previous work done on the property especially in 2004. There is record of a drain repair paid for by the Umbrella Board because of flooding unto the common area.

Brickman gave us a quote of \$1,490 per unit to bury the sump pump lines . Debbie will check contracts to see who paid the bill Townhomes or Umbrella. The paperwork research will be located from 2004. Due to the number of maintenance projects the Board decided to meet into August to keep current with all that needs to be accomplished.

Garage Door Project: One garage door bid was reviewed. The Board felt more bids were necessary, and also a partial replacement bid is to be considered, as well as a total garage door replacement. Bids must match the existing owners original garage door model.

The Unit owner of #13321 responded to Debbie about the incident with the buried sump line that froze in December 2007. Debbie will check financials to see who performed the work in the summer of 2007. Arrow Plumbing and other vendors will be checked to see who performed the burial of the sump pump line. The vendor who performed the work will be located and an update will be given at the next meeting.

Website report; The Board is pleased with the up and running web site. The President suggested removal of the problem driveway photo. The Board members had rave reviews. Much thanks goes to Les C. for his time and effort devoted to this project.

#### New Business:

The Unit owner of #13349 is requesting assistance and reimbursement to catch the baby opossum that exists in his unit. He has managed to trap the mother, who had managed to dig a hole under the fireplace. The President stated that this is an Act of God, and that the Board is not responsible. Diane suggested that Doug Kornfeld could shore up the hole outside of the unit with pea gravel that could further block the entrance of the animals. Other possible solutions, a horn blown to scare off the family was suggested; a prior practice used by Debbie. Another solution was also, turn on the fireplace.

The Unit owner of #13304 will be charged with various moving violations (6 rules and regulations were not in compliance). These are: no prior moving notice to management company, Sunday move beginning at 7:00 a.m., no moving deposit, moving van blocking ingress and egress, destruction to common area, and not arranging for special refuse pick-up. Debbie will contact the realtor, for no forwarding phone was left by the owners.

#### Homeowners Session:

- Homeowner asked about tomato planting post. Homeowner was directed to remove the tubular planting post in the common area; He is not in compliance with the rules and regulations. No fruit or vegetable plantings are allowed on the premises.
- Homeowner asked about structural requirements .

- Homeowner asked about grading of property and the amount of soil erosion that is occurring. This is an Umbrella issue to bring up at the next meeting; July 21, 2008.
- Homeowner asked about gutter cleaning, when does it occur? Board addressed the issue and decided that this would be done once every year. The Association will clean the gutters in April and as needed if they become clogged.
- Homeowner asked about the condition of the gutters on the property. The President gave a historical run down in that many gutters are pitched tilting back towards the building , so that water overflows over the top often. This is due to the design and not because they are clogged. The President mentioned that when new roofs are installed, the gutters will pitched properly.

Adjournment: There was a motion for adjournment and the meeting was adjourned at 8:34 p.m.