

WHISPERING LAKE TOWNHOME CONDO ASSOCIATION
Meeting Minutes
July 27, 2010

Board Members Present: Ray Reilly, Sean Hogan, Diane Pagoulatos, Les Cieplinski, and Terry McDonough

7 Homeowners Present

Manager in Attendance (Berkson):
Debbie Nissen, Property Manager

Meeting was called to order at 7 pm and a quorum was established.

Meeting Minutes

Sean Hogan motioned to approve the June 29 meeting minutes with correction as noted. Terry McDonough seconded. Motion passed.

June Financials

Les Cieplinski made a motion to approve the June financials. Diane Pagoulatos seconded the motion. Motion passed.

Management Report

Window Well Grates: The new custom window well grates that have been ordered are expected to be delivered and installed this week.

Deck Repairs: Azteca Structures has completed the deck repairs. There was a charge of \$2,650 for new wood and posts needed to address homeowner complaints. Several townhomes also requested that their decks be rechecked (Berkson will notify Azteca). Staining will not be done until the wood has seasoned, which is expected to take several months.

FHA Loans / Reserve Study: The Board has tabled this issue for the present time, but will be monitoring any new developments.

New Business

Damaged Plant: Correspondence was received from a homeowner requesting that a charge of \$98 be paid to replace a plant that was damaged by workmen on the property. Terry McDonough made a motion that the Board reimburse the unit owner and that Berkson try to recoup the charge from the company. Les Cieplinski seconded the motion. Motion passed.

Landscaping Plan: Townhome #13321 submitted a landscaping drawing to add new plantings to a common area of the property at their expense. (The Umbrella approved this plan at their July 19 meeting.) Sean Hogan motioned to approve this new landscaping, but requested that low-maintenance plants be used throughout the area. Diane Pagoulatos seconded. Motion passed.

Painting of Masonry: A homeowner requested to be allowed to paint the masonry of the foundation on Townhome #13260. Waterproof paint in a tan color would be used. Sean Hogan made a motion to approve this request. Les Cieplinski seconded the motion. Motion passed.

Window Leaks: Correspondence was received from a homeowner requesting the Board to repair a leaking window in their unit. The Board advised the unit owner that it is their responsibility to maintain the windows.

Area Erosion: The Board requested that Berkson obtain a bid from DiVinci Landscape to shore up and add backfill to eroding areas around several units on the property.

Homeowners' Session

A homeowner asked the Board to follow the governing documents of the Townhome Condo Association and add the position of Secretary to the existing Board of Directors.

Adjournment

Les Cieplinski motioned to adjourn the regular meeting at 7:45 pm for an Executive Session. Sean Hogan seconded the motion. Motion passed.