

Town Home Board Minutes

April 13, 2012

Meeting convened at 1:00 PM.

Board members in attendance: Gregg Jordshaugen, Lewis Hale, Terry Smith. Property manager, Mike Derrig, was in attendance.

1. Approve minutes from last meeting

-Minutes from the March 9, 2012 meeting are pending by the board.

2. Review financials

-Cash position reviewed, as of 4/13/12, is approximately \$22,800. This includes payments by 10 owners of the current due payments.

3. Maintenance

- Current maintenance needs

- i. Building Paint

Mike Warren reviewed his painting proposal with the board. He will be refining his proposal based on discussions. The board will be doing a walk about to determine any areas that will not be included in the painting bid.

- ii. Fence Cleaning/Treatment

The Board continues to assess a reasonably cost approach to fencing that will extend the longevity of the existing fences.

- iii. Faux Shingles

Several individual owners have replaced their aged siding shingles. The Board will be notifying those owners that need to replace old shingle siding as they are beyond their useful live. Owners should be aware that the issues extend beyond appearance; significant structural deficiencies have been discovered in the areas where replacements have been completed.

- Roof Moss Treatment

-This will be completed as soon as the weather is cooperative. Notice will go out to the owners when it is scheduled.

- Landscape schedule

-A schedule of landscape expenses projected through June 30, 2012 was reviewed and approved by the board. A schedule of these estimated costs is included.

4. Alarm system

Mike Derrig continues to look for alternative providers to do the annual inspection for the alarm system.

Adjourned 3:00 PM.