

STRAWBERRY FIELDS
CONDOMINIUM OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

Thursday, July 28, 2016 - Clubhouse

CALL TO ORDER: The meeting was called to order at 4:40 p.m.

Present were:	Ben Smith	President
	Scott Gadd	Vice President
	Daniel Freysinger	Treasurer
	Darren Burns	Property Manager
	Chris Schade	Manager Assistant

<i>Absent:</i>	<i>William James</i>	<i>Secretary</i>
	<i>Jerry Kleinjans</i>	<i>Director at Large</i>

OPEN FORUM: Approx. 5 Owners were present (plus the Board). Darren was asked to check on the hours billed for pool monitoring visits by Advantage Security. Recommended newsletter topics included: Pool monitoring hours, a more accurate depiction of the porch light replacement to include the model #, garage storage rooms, if any are available and how they work, Scott has the pedestrian gate keys so he is on site if folks can't pick them up at Z&R. A red/maroon vehicle by 3790 (Illinois plates with a bike rack) and a brown Honda by 3990 and 3770 were reported as needing to be tagged for storage and/or expired tags.

PREVIOUS MINUTES: The May Board of Directors meeting minutes were reviewed and approved unanimously on a motion from Scott.

MANAGER'S REPORT: Darren presented the financial report. The 2016 dues increase has truly served its purpose with the reserves increasing to just under \$84,000 and \$105,000 deposited to reserves year to date (100% on budget). The Association is 8% under budget (\$17,112) through June.

Rafferty Painting (Confident Coatings) agreed to start and complete the paint cycle in July and accept payment in full by December at no interest. The first \$11,000 payment was tendered in June to get the work scheduled. Ben made a motion to ratify the Board's email vote to accept the contract from Rafferty to paint 10 buildings for just under \$77,000. The motion carried unanimously. Darren presented a map showing the schedule for cleaning all the sewer mainlines for 2016 and 2017. The first half of the Community will be approx. \$4500. Ben moved to approve a figure not to exceed \$4500 to do the first half (northern half including clubhouse) in 2016 and the motion carried unanimously.

UNFINISHED BUSINESS: Z&R will get the men's bathroom ceiling repaired now that the roof leak has been fixed.

NEW BUSINESS: Z&R was asked to update the bulletin board at the clubhouse, check the TV receiver in the workout room and examine whether or not the cover for the gate keypad can be polished.

FUTURE AGENDA ITEMS: Z&R will investigate upgrading the theater room with new equipment and charging a higher deposit with a separate key and reservation policy for the theater room. Darren will contact William to see if he wants to turn over clubhouse inspections and scheduling to Scott. The constantly running sump pump by the garages adjacent to 3890 will be investigated.

There being no further business the meeting was adjourned at 5:46 p.m. The next meeting will be the budget approval meeting, Thursday, September 22 at 4:30 p.m. at the clubhouse.



Ben Smith
President



Darren H. Burns
Property Manager