

STRAWBERRY FIELDS
CONDOMINIUM OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

Thursday, May 26, 2016
Clubhouse

CALL TO ORDER: The meeting was called to order at 4:32 p.m.

			<u>Board Term</u>
Present were:	Ben Smith	President	2016
	Scott Gadd	Vice President	2017
	William James	Secretary	2018
	Daniel Freysinger	Treasurer	2017
	Jerry Kleinjans	Director at Large	2016
		Darren Burns	Property Manager
	Chris Schade	Manager Assistant	
	Anthony Sexton	Greener Grass Landscaping	

OPEN FORUM:

Approx. 15 Owners were present (plus the Board). There was general discussion about music at the pool, street sweeping, awnings on units and the soda machine in the clubhouse. Of the 20 owners present, only one was in favor of having music speakers allowed in the pool area. Ben reported the soda machine is breaking even with maybe \$200 is the soda account. The machine is aging and major repairs or replacement would never be recovered by the fees. The Board agreed to raise the cost to at least 75 cents per can.

Anthony provided a landscaping report and invited any interested Owners to join him and Z&R on the monthly walks of the Community.

MINUTES:

The September Board of Directors meeting minutes were reviewed and approved unanimously on a motion from Ben. The October 2015 Annual Meeting Minutes were reviewed and approved for submission to the Owners at the 2016 Annual Meeting.

MANAGER'S REPORT:

Darren did a review of the financial statements from December 2015 through April 2016. He detailed the significant budget variances as a result of the heavy damaging rains, flooding, interior damages from stucco leaks and some foundation movement from saturated soils. As a result of summer moisture and significant winter moisture (snow removal), the emergency expenses were significant and did not allow for even close to the reserve funding anticipated in 2015. The snow removal costs in 2016 have also been significant and the Association is 147% over budget on snow removal through April. The reserves reached a critically low point at the end of 2015, but the assessment increase for 2016 has been a life saver and allowed the Association to rebuild the reserves to an estimated \$77,000 by May 31st.

The legal collections, site visit, Covenant enforcement and work order reports were presented as informational review tools for the Board. Darren presented a modified reserve projects budget for 2016 – 2018. The first priority remains painting the buildings and sealing the stucco as best as possible to prevent more interior damages from stucco deterioration and poor initial installation. This means no asphalt or road work except patch repairs for the time being and only one roof replacement unless there is an absolute emergency that cannot be temporarily repaired.

The 2016 paint cycle includes 10 more buildings to complete 20 total with 10 more to be completed in 2017.

The 2016 cost will be \$76,293 and includes all necessary stucco patches/repairs prior to two coats of elastomeric paint are applied to the buildings, wet on dry. When funds are available, Darren will request a vote to proceed from the Board.

UNFINISHED BUSINESS: None.

NEW BUSINESS: None.

There being no further business the meeting was adjourned at 6:44 p.m.

The next meeting will be Thursday, July 28 at 4:30 p.m. at the clubhouse.



Ben Smith
President



Darren H. Burns
Property Manager