

**STRAWBERRY FIELDS**  
**CONDOMINIUM OWNERS ASSOCIATION**

BOARD OF DIRECTORS MEETING MINUTES

Wednesday, September 28, 2016 - Clubhouse

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**CALL TO ORDER:** The meeting was called to order at 4:35 p.m. by Ben Smith. There would be only two primary agenda items, the 2017 budget and the plan for dealing with the hail damages from the July 28, 2016 storm.

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. 20 Owners were present (plus the Board). Darren was asked to add an Owner's email to his mailing list, check on a white enclosed trailer (possibly the painters), check the 3630 dumpster area pedestrian gate and see about getting a panic bar clamp for the entrance doors that could be fastened with a small chain for larger gatherings.

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

**MANAGER'S REPORT:** Darren presented the August 31, 2016 financial statements. He pointed out that the \$46,000 from the Comcast maintenance contract had been deposited in the cash account. The contract only allowed Comcast to continue maintaining their infrastructure in the Community and prohibited the Association from allowing other vendors to advertise services.

Year to date, the Association is \$6129 under budget (2.1%) and has funded the reserves 8 months for 8 months by depositing \$140,000 to reserves. The 2017 budget was reviewed without any increase in assessments. A large insurance premium increase is expected and with the possibility of a Special "Loss" Assessment from the hail storm, an increase was not deemed prudent for 2017. Along with the 2017 proposed budget, Darren presented an updated reserve expense schedule from 2015 – 2018. The budget showed the line items to be completely removed from the reserve expense budget in lieu of a Special "Loss" Assessment (SLA), which would lower the needed reserve expenses and contributions. Ben made a motion to approve the 2017 budget as submitted and the motion carried unanimously. The budget will be presented at the annual meeting for ratification by the Owners.

**UNFINISHED BUSINESS:** None.

**NEW BUSINESS:** Darren presented a proposed budget for the SLA. The budget included all revenue, necessary expenses and the calculations for the SLA on the basis of each unit's proportionate interest. Darren also provided an extended explanation of the Association's insurance coverage, 5% wind and hail deductible and the process for the SLA along with payment plan options for owners and the Association's seeking a bridge loan to assist. After extended discussion and Q&A, Ben moved to approve the SLA, effective October 15, 2016 and payable by November 30, 2016 with no interest or late fees. The motion carried unanimously. Darren will issue another insurance newsletter in the coming week to give all the Owners a final opportunity to review their insurance coverages.

**FUTURE AGENDA ITEMS:** None.

There being no further business the meeting was adjourned at 6:27 p.m. The next meeting will be the annual Owners meeting, Thursday, October 27, 2016 at 6:00 p.m. at the clubhouse.



Ben Smith  
President



Darren H. Burns  
Property Manager