

STRAWBERRY FIELDS CONDOMINIUM OWNERS ASSOCIATION

Board of Directors Meeting Minutes
Thursday, September 28, 2017 – Clubhouse

CALL TO ORDER: The meeting was called to order at 6:34 a.m. by Ben Smith.

Present were:	Ben Smith	President
	Scott Gadd	Vice President
	Justin Teenor	Secretary
	Darren Burns	Property Manager
	Chris Schade	Property Manager
	<i>Absent: Autumn Ascano</i>	<i>Treasurer</i>
	<i>William James</i>	<i>Director at Large</i>

OPEN FORUM: 3 owners were also in attendance. Gertrude reported 3835H not picking up dog poop 25th, 26th and 27th of Sept. 3816 Garage, drain in front needs to be cleaned out. 3770B Penny Pointe – Renate Griggs reports water in her guest bedroom window. Chris confirmed an email received on this. There was a question on whether the large retaining wall below the pool has been inspected? The rock fascia has not been sealed. 3790 - Large elm roots by dining room window and foundation. 3665, the trees are blocking building numbers. She requested better access and rule control at the pool next year and the landscapers put their grass and tree limbs in the dumpsters on Penny Pointe. In front of 3665, Silver Mercedes needing tagged and towed. There was more discussion on the GC fee for the SLA. Need to recheck stairs for rust, etc. and has blue painters' tape. 3835 SFG needs another paint walk with Owners and Sherwin Williams. 3747 Garage #3, check gutters for holes to patch, needs work order. Kay C. reported her building had not yet been painted. Chris requested a second treadmill. Darren will get models and pricing. Scott talked about clearing the mechanical room drain and Chris confirmed it had been done. A service schedule on the furnace and AC has been done yearly and the filter will start being changed quarterly. Darren will have a new hook installed in the bathroom stall door. 3835 Carport Damage from moving truck. herriager@aol.com. Chris reported to please check uneven sidewalk at 3665.

PREVIOUS MINUTES: Scott made a motion to approve July meeting minutes and the motion carried unanimously.

MANAGER'S REPORT: Darren provided a report on the 2017 August financial statements. Owner Receivables remain high at \$123,509 due to the SLA and payment plans while the total reserves are at \$248,211. The Association finished the month over budget by \$13,999 or 4.9% and reserves have been funded by \$87,500 compared to \$140,000 budgeted year to date. A number of budget variances are due to resident actions (dog poop pickup, rock replacement) while others are a result of non-roof shingle issues such as chimney and vent caps, false or old leak reports and the wind storm. Need more detail on invoices for rocks, poop, etc. WHERE was the work done on the date done. Where are the problem areas?

Worst of all have been the numerous unplanned reserve expenses such as the underground leaks and road excavation and repairs. Reserve expenses year to date are \$128,700, so the Association's reserve balance will reduce unless another \$40k can be funded before year end to break even.

Darren presented two options for repairing the concrete patio at 3625C. The patio cannot be taken out and replaced because it is part of the post tension concrete foundation slab that has high tension cables running through it.

Option one is to remove the old skim coat, apply new thin cement and then a waterproof sealer for \$500. Option 2 is to patch the existing holes in the patio and then apply an exterior tile over the concrete with a non-skid surface application for \$1495.

For longevity, Darren recommended the tile option. Scott mentioned the area was primarily aesthetic and recommended against the tile for now. He will see Bart on the skim coat option and will see about a 5 yr warranty and report back to Darren with direction.

A revised concrete bid from the walk of the entire Community on two occasions highlighted the worst concrete areas in need of replacement (sidewalks, steps, etc.) The total bid was \$15,777.50 and Darren recommended approval now to lock in price but to hold off on work until April or May of 2018 after the snow removal season and when the ground thaws. This will allow the concrete at least 5 months to cure before being subjected to ice melt products, which are very corrosive to new concrete. Scott mentioned concern on 3 stair areas with bad railings that need to be done sooner than later. Rather than replace the concrete now, Chris will have the railings removed from the breaking concrete and reinstalled on the other side of the stairs or further in on the same side.

Chris presented an update on the repair project from the 2016 July hail storm.

PRESIDENT'S REPORT: Ben provided a summary of the topics discussed at the July Owner's Forum. In response, Darren began copying the Board all of his contacts for several weeks and their inboxes were flooded. Darren's point was that his office has contacts with Strawberry Owners, Realtors, Lenders, Tenant more than 600 times a month to show his responsiveness. Kay C. voiced complaints on the lack of communication and the need for additional information being produced on a more frequent basis. Darren reported he will publish the draft minutes after each meeting and Justin will work with Kay C. on possibly taking over the newsletters more frequently.

UNFINISHED BUSINESS: None.

NEW BUSINESS: Darren presented four draft budgets for the Board's review. Option #1 – Avg. 11% dues increase with reserve funding budget at \$250,000. Option #2 – Avg. 7.7% dues increase with reserve funding budget of \$230,000. Option #3 – Avg. 6% dues increase with reserve funding budget of \$220,000 or Option #4 – No dues increase with a **decreased** reserve funding budget of \$184,000 (down from \$210,000 in 2017). There was extended discussion on the budget, the last increase and the SLA and reserve funding. The Board, after discussion with the Owners present, chose the middle ground of 7.7% increase. Scott moved to approve the 7.7% and the motion carried unanimously.

FUTURE AGENDA ITEMS: None.

There being no further business, the meeting was adjourned at 8:40 a.m. The Annual Meeting is scheduled for Thursday, October 26, 2017 at 6 p.m. at the clubhouse.

The next Board meeting is scheduled for Thursday, January 25, 2018 at 6:30 a.m. at the clubhouse.

Ben Smith
President



Darren H. Burns
Property Manager