

STRAWBERRY FIELDS COA
BOARD OF DIRECTORS' MEETING MINUTES
Thursday, April 23, 2015
Clubhouse

CALL TO ORDER: The meeting was called to order at 6:03 p.m.

Present were:	William James	President
	Ben Smith	Vice President
	Scott Gadd	Treasurer
	Andrew Stephenson	Director at Large
	Darren Burns	Property Manager
	<i>Absent: J.R. Jones</i>	<i>Secretary</i>

OPEN FORUM: 7 Owners were present (Sue Wilfong, Cecilia Bueno, Helen Yannias, Audrey Jurgens, Paula Brazzle, Renate Hoffman and Renate Griggs). Various issues were discussed to include maintenance and landscaping requests and Covenant violations. The bulletin board at the clubhouse will be updated and Darren will check the previous pool rehab contract for any information on "glazing" the grout between the flagstones by the hot tub.

MINUTES: The minutes from the January meeting were reviewed. The minutes were unanimously approved on a motion made by Andrew.

MANAGER'S REPORT: The March 2015 financials were reviewed along with a summary of legal collection actions and procedures. The inspection report was also reviewed. Darren presented a bid for leveling approx. 40 sidewalk areas using a mud jacking process. The bid included detailed sketches and itemized pricing by location and is much more affordable than removing and replacing the concrete. The Board requested another itemized bid. The pool service contract for 2015 was reviewed and unanimously approved on motion from Andrew. The metal roof valleys on the clubhouse are deteriorated and leaking. Andrew made a motion to approve the replacement of the valleys by Holladay Grace Roofing and the motion carried unanimously.


Two bids for repairing or completely resurfacing the tennis court were reviewed. Prices ranged from \$5500 for the most basic repairs up to \$40,000 for a full resurface. Darren was asked to get bids for removing the tennis court and replacing it with either a park area with benches and grills or possibly sand volleyball courts. Once the pricing is received, the Board will review the numbers and publish a newsletter to the Owners for input on a final decision on whether to keep and repair the court or replace it with an alternative.


CONTINUING BUSINESS: The reserve study will be completed in the next week and will be included in the May Board packet along with all the stucco repair and paint bids.

NEW BUSINESS: The Association has taken possession of a garage and the Board authorized renting it out. The garage will be advertised in a future newsletter.

There being no further business the meeting was adjourned at 7:46 p.m.

The next meeting will be on Thursday, May 28th at 6:00 p.m.


William James
President


Darren H. Burns
Property Manager