

STRAWBERRY FIELDS COA
BOARD OF DIRECTORS' MEETING MINUTES
Thursday, January 22, 2015
Clubhouse

CALL TO ORDER: Ben Smith called the meeting to order at 6:00 p.m. and requested Darren preside.

Present were:	William James	President (Arrived at approx. 7:30 p.m.)
	Ben Smith	Vice President
	J.R. Jones	Secretary
	Scott Gadd	Treasurer
	Andrew Stephenson	Director at Large
	Darren Burns	Property Manager

SENATE BILL 100/89 OPEN FORUM: There was extensive discussion over snow removal and the availability of ice melt to individual residents. The Board will review pricing and a newsletter will be sent out.

MINUTES: Minutes from the October meeting were reviewed. The minutes were unanimously approved on a motion made by Scott.

MANAGER'S REPORT: The December 2014 financials were reviewed by Darren along with a year-end wrap up. The current Aged Receivables were \$21,019.67 and the total Reserves were \$327,597.49. The Association expended \$100,298.19 from reserves in 2014, but was able to deposit \$149,000 for a net increase of approx. \$49,000. The Association ended the year 6% over budget on operating expenses, which meant the annual reserve allocation goal of \$180,000 was not met. The Collections Reports and Inspection Report were included in the packet and reviewed. A letter advising the Association of a small increase in the trash service was reviewed.

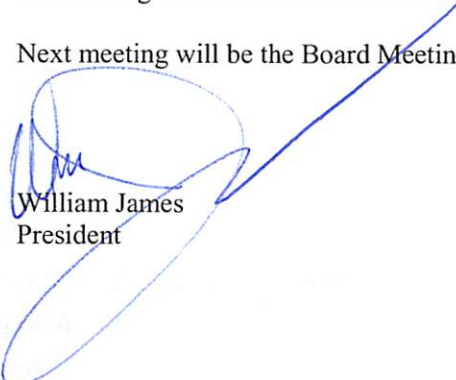
The Board reviewed a set of updated responsible governance policies previously approved in March of 2013. Ben made a motion to approve the policies as submitted and the motion carried unanimously. Darren reported on the previously emailed photos of various stucco issues throughout the Community and discussed the need to include stucco painting in the next paint cycle in order to help better waterproof the original stucco against water intrusion. The initial bids for stucco repairs and painting were reviewed, but the many more are on the way for review. Andrew requested a spreadsheet of all future reserve expenses for long term budgeting purposes. Darren noted the reserve study has such a schedule, but that he will commission an updated study for 2015 and work with the reserve advisor to generate an updated reserve replacement schedule and budget.


CONTINUING BUSINESS: None.

NEW BUSINESS: There was a request between two owners to transfer the ownership of a garage from unit 3895A to 3710A. Scott moved to approve the sale, which will require the preparation of a limited covenant amendment pursuant to state law. The motion carried unanimously.

There being no further business the meeting was adjourned at 7:53 p.m.

Next meeting will be the Board Meeting on Thursday, February 26th at 6:00 P.M.


William James
President


Darren H. Burns
Property Manager