

STRAWBERRY FIELDS CONDOMINIUM OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES

Thursday, July 23, 2015
Clubhouse

CALL TO ORDER: The meeting was called to order at 6:01 p.m.

Present were:	William James	President
	Ben Smith	Vice President
	J.R. Jones	Secretary
	Andrew Stephenson	Director at Large
	Darren Burns	Property Manager
	Jared Krumanocker	Property Manager

Absent: Scott Gadd Treasurer

OPEN FORUM: 10 Owners were present in addition to the Board of Directors. There were general comments raised on a few agenda items and pool security, but no specific requests for Board action. One owner requested to know if Board Members could be voted off the Board between annual meetings.

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

MANAGER'S REPORT: The June 2015 financials were reviewed along with a summary of legal collection actions and procedures. The inspection report was also reviewed. A second concrete leveling bid was reviewed and turned out to be approx. 70% higher than the original bid so Andrew made a motion to approve the full \$10,100 bid from A1 Concrete Leveling for the entire Community. The motion carried unanimously.

Based upon new numbers for asphalt repairs and painting, Darren reviewed a revised 2015-2018 reserve projects budget with the Board so an informed decision could be made on the next two large contracts.

The revised large scale asphalt/drain pan repair bid from APAC Asphalt was reviewed. Bids from multiple other contractors have been requested with only one response, denying to bid. Darren noted APAC had been the previous contractor from 2014 and Rocky Mountain Concrete had won previous competitive bidding for the Association. He informed the Board that if they wanted to complete the project this year, it would be advisable to approve the contract now so it could be scheduled hopefully before the end of September. Andrew moved to approve the contract and the motion carried unanimously.

The revised and updated 4 year paint and stucco repair contract from Rafferty Construction was reviewed. The pricing has increased about \$41,000 for two reasons. First, the fencing throughout and around the entire community, dumpster gates, and all hand rails was added. Second, in order to ensure the buildings are as water tight as possible, a clear sealant treatment for all the stone siding and grout was added at a cost of \$1100 per building. Ben moved to approve the contract as amended with 10 buildings to be completed in 2015 (as listed by the contractor). The motion carried unanimously.


The tennis court repairs have been approved since the May meeting, but are still awaiting the contractor to schedule the work. Reconstruction Experts have put out flyers on the doors for the replacement of the "X" braces for the stairways and the work will begin next week.

CONTINUING BUSINESS: Anne Parker presented her proposal for new directional signs for all the buildings to assist residents and guests and delivery and emergency service personnel better navigate the Community. Two styles of font were presented and everyone present was asked to vote with the 2nd “thinner” option being decided upon by an 8-6 vote. Each Board Member was asked to verify the location of the unit addresses on 5 buildings and Anne will take the remaining 3. When all the 29 building “charts” are returned to Darren, he will correct his map and forward the charts to The Sign Center to order the signs. Cost of the signs is approx. \$1600 with labor to be on an hourly basis.

NEW BUSINESS: The roof on building 3645 has been designated as the next needing full replacement by Holladay Grace Roofing. Andrew moved to approve the proposal, which is the last scheduled for 2015, and the motion carried unanimously.

There being no further business the meeting was adjourned at 6:46 p.m.

The next meeting will be on Thursday, September 24th at 6:00 p.m. There will be no August meeting and Darren will include that in the next newsletter.


William James
President


Darren H. Burns
Property Manager