

STRAWBERRY FIELDS CONDOMINIUM OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

Thursday, September 24, 2015

Clubhouse

CALL TO ORDER: The meeting was called to order at 6:10 p.m.

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

Absent: Scott Gadd Treasurer
Andrew Stephenson Director at Large

OPEN FORUM: Approx. 12 Owners were present. There was general discussion about maintenance issues with the gates, trees needing replacement or pruning and drainage improvements.

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

MANAGER'S REPORT: The August 2015 financials were reviewed along with a summary of legal collection actions and procedures. The inspection report was also reviewed.

Darren presented the current financials and a draft budget to include increased reserve funding to continue the reserve projects planned through 2018. After extended discussion and review of past and future expenditures, JR made a motion to approve the 2016 budget, which includes an average assessment increase of approx. 6% with a 6.5% increase to garage assessments. The motion carried unanimously. 2016 monthly assessments will be \$199, \$225 and \$245 by size of unit and \$16 per garage per month.

UNFINISHED BUSINESS: None.

NEW BUSINESS: The Board discussed the meeting schedule for 2016. The formal schedule will be adopted and published at a later date, but the next scheduled Board meeting will be in April as the weather begins to improve. Should there be a need for a special meeting, one will be called.

There being no further business the meeting was adjourned at 6:54 p.m.

The next meeting will be the annual meeting on Thursday, October 22nd at 6:00 p.m. at Fire Station 16.



Ben Smith
Vice President



Darren H. Burns
Property Manager