

# *STRAWBERRY FIELDS CONDOMINIUM OWNERS ASSOCIATION*

## Board of Directors Meeting Minutes

Thursday, March 23, 2017 – Clubhouse

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**CALL TO ORDER:** The meeting was called to order at 4:37 p.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:</i> Autumn Ascano	<i>Treasurer</i>
William James	<i>Director at Large</i>

**OPEN FORUM:** 6 owners were also in attendance. Anne discussed dryer vent cleaning and said Delintz would come out, with a minimum of 3 owners, for a cost of approx. \$103 each if paid by cash or check. Credit cards will have a convenience fee. She has an appointment scheduled for mid-April so residents will be offered the opportunity to join in. Z&R will put their information in the newsletter. Rane mentioned she'd found some more roofing nails and Darren mentioned Holladay Grace will be doing a full cleanup. She also mentioned 3730A was written up for a tether that was not hers. Sarah discussed clutter on the patio at 3875F and an open storage door, but the clutter remains. Z&R will follow up. Newsletter item: Do's and Don'ts of patio storage, no bird feeders, color of blinds and curtains, dish antennae's require approval.

**PREVIOUS MINUTES:** The January 2017 Board of Directors meeting minutes were reviewed and approved unanimously on a motion from Ben.

**MANAGER'S REPORT:** Darren presented the February 2017 financial statements. Total current reserves, including SLA funds, are 846,040. For the year, the Association is \$17,484 over budget, but the number is skewed due to tardy snow removal invoicing from December of 2016. Reserve contributions show negative \$200,000 for the month, but a total net of \$817,500 positive for the year. This is due to the SLA funds being deposited to the reserves and now being spent from the reserves. Plumbing expenses on the underground leak are in excess of \$36,000 and there is more to come for the final repair. Darren was asked to check on light replacements as part of the SLA. There was discussion on possibly swapping future underground water valves as part of a larger asphalt replacement project to save on excavation and patching expenses, which are the main cost. The metal components of the underground plumbing have been corroding prematurely due to the acidity of the soils. The Site Visit, Covenant Enforcement and Work Order Reports were also in the packet for Board review.

**UNFINISHED BUSINESS: Underground Pipe Leak** – Chris reported on the arduous task of addressing the ongoing leak underground and detailed the multiple variables tested to come to a final conclusion. The leak was finally discovered near the southeast corner between buildings 3850 and 3870 before the water meter, so the Association was not being charged for the water. Repairs are scheduled to commence the beginning of April. **Camera Test** - The Board was pleased with the quality of the picture on the camera and wants to see a slight adjustment and night time screen shots.

**NEW BUSINESS:** Darren discussed the engineering report for building 3645 and the drainage recommendations along with a drainage bid from Greener Grass to comply with the report and better protect the foundation (\$6200). Ben moved to approve the bid and the motion carried unanimously.

3610 will be the next building to be inspected by RMG. The fence debris on the N.E. corner will be moved by GG into the Owners' yards.

Chris reported on the status of the perimeter fence repairs and Z&R's extensive efforts to communicate with the adjacent properties who own portions of the fence. The fence situation will be addressed in the newsletter.

**FUTURE AGENDA ITEMS:** Update of media room in clubhouse, possibility of interior paint in the clubhouse. Z&R will get bids on both.

Ben Smith called an executive session to order at 6:01 p.m. in order to discuss collection efforts and accommodation requests. The executive session adjourned at 6:13 p.m.

The regular meeting was called back to order 6:14 p.m. Ben made a motion to deny the reasonable accommodation previously requested for an ESA. The motion carried unanimously.

There being no further business the meeting was adjourned at 6:16 p.m.

The next Board meeting is tentatively scheduled for Thursday, May 25, 2017 at 4:30 p.m. at the clubhouse, but the Board may change the time.



Ben Smith  
President



Darren H. Burns  
Property Manager