

STRAWBERRY FIELDS CONDOMINIUM OWNERS ASSOCIATION

Board of Directors Meeting Minutes
Thursday, January 25, 2018 – Clubhouse

CALL TO ORDER: The meeting was called to order at 6:34 a.m. by Ben Smith.

Present were: Ben Smith	President
Scott Gadd	Vice President
Justin Teenor	Secretary
Autumn Ascano	Treasurer
<i>Vacant</i>	<i>Director at Large</i>
Darren Burns	Property Manager
Chris Schade	Property Manager

OPEN FORUM:

PREVIOUS MINUTES: Scott made a motion to approve the September Board and October Annual meeting minutes and the motion carried unanimously.

MANAGER'S REPORT: Darren provided a report on the 2017 December financial statements. Owner Receivables remain high at \$68,555 due to the SLA and payment plans while the total reserves are at \$142,590. The Association finished the year over budget by \$34,360 and reserves have been funded by only about \$95,000 compared to \$210,000 budgeted year to date. A number of budget variances are due to legal fees (FHA claims on dogs, etc.), repairs of roof leaks (old latent damage not reported before) and water. Scott researched the water and found there were a 6% and 9% increase so the increase was due to rates and not usage. Darren reported the electric was well under budget for 2017, a testament to the new lighting installations.

Worst of all have been the numerous unplanned reserve expenses such as the underground leaks and road excavation and repairs. Reserve expenses year to date are \$146,096, so the Association's reserve balance ended down by over \$55,000.

PRESIDENT'S REPORT: Ben reported on the possible need for security. Not paid patrols, necessarily, but rather on call response teams. Darren will get bids for any minimum service level and the cost per call out.

UNFINISHED BUSINESS: None.

NEW BUSINESS: Security was covered under the President's report. Darren reported that Thomas Overshon, former visitor/resident, has filed a lawsuit from an alleged slip and fall back in 2015. The former insurance carrier, AmFam has responded and is providing a defense.

FUTURE AGENDA ITEMS: Summer picnic.

There being no further business, the meeting was adjourned at 7:42 a.m. The next Owners' Open Forum is scheduled for February 22, 2018 at 6:00 p.m. at the clubhouse. The next Board meeting is scheduled for March 22, 2018 at 6:30 a.m. at the clubhouse.

Justin Teenor
Secretary



Darren H. Burns
Property Manager