

HEREFORDSHIRE CONDOMINIUM ASSOCIATION
Board Meeting Minutes
May 15, 2010

The meeting was called to order at 3:00 pm. Board members present were Brent Greenwood, Bud Carnahan, Jim Petteys, Jerry Walters and Doug Zollinger. Also present was the Association's accountant, Jessie Swenson, and Jan Carnahan, secretary to the Board.

OPEN SESSION

Owner Initiated Discussion: (There were no owners present.)

BOARD INITIATED DISCUSSION

1. Rain gutters and down spouts were installed on the upper roof of units #132-133, and #135-140. (Rain gutters were already on #129-131 and #134.)
2. Installed new down spout on front/east side of unit #126.
3. Pine trees on the east side (1800 West) were removed to eliminate plugging of the rain gutters and to eliminate the mess underneath them (pinecones and needles, as well as magpie poop that Owners had to walk through to get to their mailboxes). Many Owners have expressed appreciation for removing the pine trees. Also, trees were removed in front of #107 and #110 at the owners' request and expense. The sick pine tree behind #120 is to be removed, and the tree in front of #119 is to be removed at the request of the owner.
4. New metal roofing members were installed on the front of the roof of #111 adjacent to the rain gutter and longer metal strip installed adjacent to the chimney to channel rain water into the rain gutter. This has not stopped the water leakage problem so a new down spout will be installed.
Action: Bud Carnahan to contact the rain gutter company and have them install a new down spout.
5. The security light at the southeast corner of the project has been broken off the post, wires cut, and the large globe broken (apparently by vandals). Also, the security lights are out by #115, #123 and between #139 and #140.
Action: Brent Greenwood to have our prior handyman Jake come repair the lights.
6. Bud obtained and Doug installed 2 "No Skateboarding" signs at the top and bottom of the south road.
7. Pruning of all trees is in progress.
8. Removal and replacement of shrubs along the east side of the buildings on 1800 South, except #101, are in progress.

EXECUTIVE SESSION

Prior Minutes

1. Jim Petteys moved to approve the minutes of the May 29, 2010 Board Meeting minutes. Doug Zollinger seconded. The vote was unanimous.
2. Jim Petteys moved to approve the Record of the Telephone Board Meeting of May 7, 2010. Brent Greenwood seconded. The vote was unanimous. (These minutes will be attached to the minutes of the May 15, 2010 Board Meeting).

NEW BUISNESS

1. Jessie Swenson stated that our former accountant, Sharm Christensen, took the Association's financial information from 2009 to Paul Deamer, who will do the Year End Audit, after April 15, 2010. Jessie has also taken information to Mr. Deamer. She will let us know when the audit has been done so the Board can do the Annual Budget in preparation for the Annual Meeting (which was postponed until June). Jessie reviewed the Association's Balance Sheet through April 30th with the Board members. She also advised that two Owners are delinquent on their maintenance payments for more than one month and that appropriate notices have been sent.
2. Status of lawsuit filed against the Condo Association on April 2, 2010 by Ray Kimber:
Action: Brent to discuss the status of the lawsuit with our attorney.
3. Copies of the Restated and Amended Declaration (CC&Rs) were distributed to owners commencing May 8, 2010. Also enclosed was a notice of a Special Meeting on May 25th to review and approve the CC&Rs, and a Policy for Herefordshire Condominium Association Board Meetings dated May 8, 2010.
4. Proposed redrafting and additions to the 2002 Rules and Regulations:
Action: Bud Carnahan to send Board members the proposed revised Rules and Regulations to replace those dated 2002.
5. Removal of three dead or dying small trees on the west row:
Action: Bud Carnahan will send a letter to #131 regarding the removal of the trees.

INFORMATION

1. Status of Kathy French (#125) lawsuit:
Action: Brent Greenwood will check with our attorney on the status of the lawsuit.

FOLLOW-UP ACTION ITEMS FROM PRIOR BOARD MEETINGS

1. Fence slats on west and south rows:

Action: Brent to order fence slats and have Jake replace the broken ones.

2. #102 rain gutter problem:

Action: Brent to have Jake clean the rain gutters on the north side of units #101-#104.

ADJOURNMENT

Jim Petteys moved to adjourn. Bud Carnahan seconded. The meeting adjourned at 4:15 pm.