

SUGARBUSH CO-OWNERS ASSOCIATION
MEETING MINUTES
October 6, 2016

Posted 12-4-16

Meeting was held at Scottie Crawley's house.

Scottie calls meeting to order at 1:00 PM and Wanda seconds. Members in attendance were: Jim, Frank, Wanda, Scottie, and Connie (all Board Members)

Jim read meeting minutes from September 8th, 2016.

Wanda reports bank balances as follows:

Checking:	:
Savings:	:
Money Market:	:
Expenses:	:
Income:	:
Total:	:

Jim motions to accept, Scottie Seconds.

**** Expense was high this month due to Condo Master Insurance Plan was paid, per Wanda.**

Old Business:

Scottie went over maintenance requests: 1298E, Porch pitting problem. Frank to check on filler for small concrete issues. 1391W, Mike to repair front yard.

New Business:

1279W Ewing: Small tree needs trimmed, and crawl space door needs repaired.

1389E O'Day: Needs new front porch light

1262W Robinson: Wants to replace two front windows? Approved by board.

Johnson 1451E Goughlin: Spot on ceiling in small bath. Scottie to call Jeff Schingel.

1454W Black: Needs cover for outside vent. Jim to look at.

Discussions:

Frank thinks we should offer to pay Jeff Schingel for looking at roof issues. He also thinks we should not take a month to get answers to owners on their maintenance requests. After discussing how we should answer, when one board member is asked about maintenance- Don't commit to anything immediately, let them know to submit request and it will be taken up with full board.

It was voted by/for the board members, 2016-2017 Board Members as follows:

Scottie Crawley, President
Jim Goecke, Vice President
Wanda Weatherford, Treasurer
Connie Shillings, Secretary
Frank Lawler, At-Large

Jim reported 39 homes have been inspected and repaired Splash Basins @ an average cost of \$40.25 per unit. (Quote by others had been as high as \$338.00 each) Mike Schmidt and his employee are doing this job.

Crawl space issues are more involved, and we need to decide further how / who pays for what. Could get expensive, but as the current by-laws read, we believe the Association is responsible for these issues. Will decide if owners want to change that in updated by-laws.

Need to talk with lawn care company, as there have been many complaints. Scottie to check with them for a meeting time.

Wanda has letter from CPA-Comber & Knowling asking if we want them to do our taxes for this year. Also, an audit? Audit quoted between \$3,450.00 - \$4,825.00. We will ask the owners for input on if an audit is needed, and how often. Taxes were Ok'd.

Discussed cost of paper/ink for doing business for association. Cost should be paid for by association. Connie received Scotties business debit card to purchase a small inexpensive voice recorder, so meetings can be recorded. This will help in getting accurate meeting minutes, newsletters. The recorder is the property of the association, and will be turned in at the end of secretary's tenure.

Connie questioned additional cost for homeowners who have enclosed porches, but those having fireplaces do not pay extra. Scottie said the association is not charged extra on insurance for fireplaces. Connie pointed out that repairs to fireplaces are very expensive. Should this be an extra charge (association dues) for those having fireplaces. ?

Connie also pointed out the by-laws require the secretary to collect information on Mortgage holders for anyone who has a mortgage. Per the by-laws if we do not have this information, either from the owner or their mortgage holder....the co-owner is not to have voting privileges. ?? Section 8.1 in by-laws. It states if the secretary does not keep a record of the Mortgagees, the co-owner shall not be able to vote on any matter. This needs to be discussed further. If we are not going to do this....it needs to be removed from by-laws.

All are in agreement that any monies paid for maintenance requests should be strictly governed by the by-laws. No exceptions, as has been done in the past. (if we pay for insect spray-we need to add that cost to the by-laws)

Wanda motions to adjourn @ 3:30 P.M. and Scottie seconds.

1130
Next meeting will be Nov 1st, at Wanda's house @ 1:00 P.M.

If additional meeting is needed sooner, we will be contacted and a time be set for that.

Submitted by: Connie Shillings
Secretary

Approved by: Scottie Crawley
President
