

**SHADOW OAKS CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING**

MINUTES
JANUARY 19, 2012
CLUBHOUSE AT SHADOW OAKS

I. CALL TO ORDER/ROLL CALL

The meeting was called to order at 7:00 pm by President Nancy Fisher. Also present were Howard Silver and Kathren Pearce. Dianne Walton was not present.

II. HOMEOWNER COMMENTS - One other owner was present to share her comments.

III. SECRETARY'S REPORT- Minutes of the November 17, 2011 meeting.
MTA the minutes of the 11/17/11 meeting by Kathren Pearce, second by Howard Silver. Approved.

IV. TREASURER'S REPORT

The December 2011 financial report was presented by the Treasurer. It was noted that the HOA ended the year about \$2200 over budget. Manager noted that the water costs were the main reason. The report was accepted by the Board.

V. BOARD BUSINESS

- A. Liens – none required at this time.
- B. 5423 B & C porches – 2 proposals to replace these lifting porches reviewed by board. Manager advised that the owner of unit C advised her that she did not want the board to touch her patio because she likes the brick on it and the HOA isn't going to replace the brick because it was never approved. MTA by Nancy Fisher to accept the proposal from Pacific Construction in the amount of \$1645, second by Kathren Pearce. Approved. Money to come from reserves.
- C. Farmer's Insurance requirement for Shadow Oaks – manager advised that she is working on the issues on which the insurance carrier is requiring action be taken, i.e.: fire extinguishers have been serviced, post card has been sent to owners advising them that they should install carbon dioxide detectors. The final issue of balcony railing pickets being set more than 4" apart will be dealt with next. Manager was only able to obtain one proposal to add many pickets to the railings because there are many to replace. Pacific Construction submitted a proposal in the amount of \$15,950 which includes the addition of 1,340 pickets to diminish the spacing from 4" to 2" between pickets. Pacific will pre-measure, pre-cut and pre-paint the pickets off-site so they can just be nailed to the existing railing. MTA by Nancy Fisher the Pacific Construction proposal, second by Howard Silver. Approved. Money to come from reserves.
- D. Correspondence from owners – reviewed by Board.
- E. Project correspondence & info – reviewed by Board.

EMERGENCY AGENDA ITEM ADDED:

- A. Ant invasion from project – the deep and invasive digging around the 4 buildings has unleashed ants into the units in those buildings. The ants cannot be treated from the exterior until the digging stops and the digging and drilling isn't going to stop for weeks. MTA Nancy Fisher for the HOA to absorb the \$40 per unit cost to treat on the interior of the units if the owner requests it in one of the 4 buildings, second by Kathren Pearce. Approved. Money to come out of project funds.

VI. MANAGEMENT REPORT

- A. Phone log – reviewed by Board.
- B. Work order log – reviewed by Board.
- C. Water usage logs – reviewed by Board.

VII. ADJOURNMENT – meeting adjourned at 7:38 pm. Next meeting is the Annual Meeting scheduled for February 16, 2012. The Board met in Executive Session to discuss legal matters and third party contracts, delinquencies as well as violations and foreclosures prior to this meeting.