

ROOSEVELT RIDGE CONDOMINIUM ASSOCIATION
December, Board Meeting
Tuesday, December 6, 2016 at 7:00 p.m.
Location: Hulings' Condo (17634 Dustin Drive)

NOTE: David Hulings (President) created these minutes because Kathy was not present due to a Christmas responsibility. Please forgive the format.

AGENDA

OPEN MEETING -David Hulings (President) - The meeting was open at 7:00 a.m.

Introductions of those present who are not board members: Theresa Lednizky attended the meeting to discuss the concrete in her driveway.

CURRENT OFFICERS/BOARD MEMBERS - Members Present for tonight's meeting:

President: David Hulings
Secretary: Kathy Olthof - missing due to Christmas holiday
Treasurer: Dan Distel
Member At-Large: David Martin
Member At-Large: Mary Lindsay
Member At-Large: James Dean

Minutes from the past meeting - kathy didn't send the minutes. So, we did not read or approve the minutes from the October meeting.

Treasurer Report - Dan

Dan presented the Treasury Report - We have not received the monthly report from our accountant, as of today. All CD's will continue to ride. Motion to accept - Mary Lind; 2nd- David Martin. Motion carried by all.

OLD BUSINESS:

1. By-law legal review update? - David Martin informed us that Lynn Martin talked to lawyer on 12/5/17. The Lawyer said he would try to get us a draft immediately after the first of the year, prior to our next board meeting. No action taken.
2. Budget review based upon the bi-annual meeting discussions?
 1. Dan gave us the quote for having an audit completed on our books and it was \$5,000 for a one-year audit. It would be \$4,000 per year if we agreed to three series of audits. Dan recommends we don't do the audit based upon the financial burden. The board expressed the cost was disappointing, but we thought it was too much to spend. Dan said we have open books and any member can see them at any time. No action taken.

NEW BUSINESS:

1. Cement work on homes - based upon bi-annual meeting discussion
 1. David Martin reviewed the history of the driveway at Theresa's condo. There was a motion approved a few years ago and then rescinded.
 2. James Dean reviewed that Brian and Diane Jackson and he talked and they have taken care of their driveway. There is no reason to address this issue.

3. David Martin reviewed the crack in Mary Forton's driveway and that one crack (in the center of the driveway) was not severe enough to address at this time and the other crack (down the sidewalk) should be looked at if we look at other work and "might" be able to be an add on ... however, it is not a f
4. MOTION: To allow David Martin to get bids for Theresa Ledinsky's driveway and other related work: Motion carries (The motion is to get bids with the understanding that Theresa's driveway to be fixed based upon action taken by a prior board and to "consider" additional work that the bids can do under the same work)
2. Lawn service surveys and bids for 2017 - David Hulings made a suggestion that we put James Dean in charge to take the survey results and created an RFP and seek bids, hopefully by the time of our February board meeting. David Martin will assist. All board members agreed. No further action needed.
3. Late due payment - charge interest? (David Martin) - David Martin suggested we enforce the by-laws of \$10.00 per month late fee after 10-days late, to be charged each month. Dan is going to watch it and reported that since he has taken over we have only had an issue with one or two people, and it is just those who are new to the condo association. We currently don't have anyone late with fees. Dan will monitor. No further action taken.
4. Next meeting - The board agreed it didn't meet in January and the next board meeting will be Tuesday, February 7, 2017

James Dean made a motion to adjourn at 7:31; Second to the Motion by Dan Distel. Motion carried.