

**Meadowbrook Condominium Owner's Association- Board Meeting Minutes
April 18, 2011**

Meeting called to Order at 7:40pm

Present: Susan Billy, Margaret Cho, Scott Locke, and Luke Reese. Also Gregg Hunt from Designer's Choice Landscaping (until 8:15pm)

Approval of Agenda: M/S/C approved

January 17, 2011 board meeting minutes M/S/C

Discussion of plans to landscape Meadowbrook Court, etc.

Plans presented by Gregg Hunt for planting trees, shrubs, etc. in the center of Meadowbrook Court. Estimated cost \$2800, which is within budgeted amount set in the 2011 budget for the Court. Few changes/suggestions for incorporating more native species, etc. discussed. Gregg to make changes to plan and resubmit via email to the board.

Also discussed the placing of two more traffic signs, to be done by Designer's Choice in next few weeks. Gregg reported that Chris Drobney had paid for the placement of 5 red maple trees, to be placed in entryway. Signs will be placed at same time as trees are planted. G.H. left meeting at 8:15, prior to other matters on agenda.

Financial

Dues status: Lien on Unit <redacted> discharged as dues paid by title company, and home has been purchased. Lien on Unit <redacted> renewed & updated (home unoccupied). Lien placed on Unit <redacted>. Letters to be sent to Units <redacted> for unpaid dues.

Scott & Luke to meet with HDI (Chris Drobney) in May to discuss payment plan for money owed to association, and attempt to put agreement in writing. It was noted that a new realty company, Briarwood, is taking over sales of future Meadowbrook lots.

Current Issues/Concerns

Violation of house paint colors & landscaping bylaws-reminder in newsletter. Question if garage door color is specified in bylaws.

Pot hole at Marsh Rd. entrance- Has been filled by county in the past- will wait and see if they get do it again soon, or if association needs to hire it done. Scott to do more research re: road repair- need for and how extensive and expensive will we be looking at in the future.

Status update on Wetlands and drain commissioner: Scott has emailed Clinton County Drain commissioner. Still awaiting reply.

Update on BWL pump site: Susan working with neighbor Andy ____ to contact appropriate person at BWL regarding pump site cleanup.

Margaret to develop form letter to be used with boxes that can be checked for a variety of violations, for example: failure to shovel snow, parking violations, lawn mowing, trash bin placement, etc. Letter could be used to quickly address common problems/violations.

Add on items

Unit 2- White, request approval for new fence plan. Plan reviewed- M/S/C

Next meeting to be held July 14th at 7:30 pm

Adjourned 9:40 pm