

Meadowbrook Condominium Owners Association -- Board Meeting Minutes
March 29, 2010

Present: Susan Billy, Margaret Cho, Scott Locke, Luke Reese

Guest: Art Aguirre

Meeting called to order 7:00 pm.

- Approval of Agenda
- Approval of February 8, 2010 minutes
- Review of Improvement Plans
 - Unit 13 <redacted> – Motion, second and approval for plan submitted.
 - <redacted> – no plan submitted.
- Financial Status
 - CPA presentation - 2009 Sally Theis Financial Review report accepted for record and will be posted on web site.
 - Collection procedures- future discussion on collection procedures. Discussion is leaning towards a one-time mailing per year in December with an accounting sheet and future dues. Motion, second and approval discount for yearly payment will be discontinued. Dues will be set and announced at the annual meeting. Newsletters will be distributed by December 15 by first class mail. Included in the mailing will be an individualized accounting sheet with a cover letter detailing dues and payments.
 - Outstanding dues, Lien letters - Two liens currently filed.
 - Record retention – Scott will check on legal limits.
- Status Review
 - Signs- update - Susan found company in Charlotte who can do the work, Dornbos Signs <https://dornbossign.com/store/home.php>. They will invoice. Signs will be ordered this week.
 - Wetlands- Second bid - in process.
 - Landscaping Meadowbrook Court/ <redacted> Trees - Margaret and Luke (with <redacted>) will contact <redacted>.
- Newsletter
 - Introduce Scott, signs on order and being installed , approval needed for home improvements/ landscaping, watch for children, dues, website (complete and deliver by April)
- HDI Issues (Art)
 - Construction complaints - Petition with 8 signatures (units) presented about the present construction of non brick/stone homes. Nothing in the bylaws requires brick or stone. Prior homes have been built prior to the last 2 years without brick or stone. Susan will contact Chris and share concern sharing that we have a petition with 8 names. Board had found nothing the bylaws that would give the board any jurisdiction over the said complaints.
 - Financial – new tally available for snow removal and street maintenance.
- Garden day – Bath Township

Meeting adjourned 9:30 pm.

Respectfully submitted,

Luke Reese, Secretary