

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

Meeting called to Order at 7:45pm

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

Approval of Agenda: M/S/C approved

Approval of minutes from July 14, 2011 board meeting M/S/C approved

Approval of minutes from August 24, 2011 Special meeting M/S/C approved

Current Issues

- Susan presented snow plowing bid from Designer's Choice-vote to renew contract for winter 2011-2012 M/S/C approved
- Letters addressing frequent bylaw violation issues reviewed. Form letters re: grass/mowing and pet clean-up problems were approved. Letters re: speeding, street parking, and exterior maintenance issues are still to be written- Margaret to continue working on.
- Insurance review- Look at scheduling sit-down with Rathbun agency to review the association's coverage and possible changes
- Traffic engineers update- follow up to special meeting on 8-24-11 re: speeding problem. Board to address tree/visibility problem and research cost & feasibility of speed humps.
- MSUFCU-obtain info from Chris Drobney re: plowing/maintenance agreement for entryway. Set up meeting with credit union after 1st of year to discuss further.
- Set date for annual meeting- Agreed to November 17th, 2011. Distribute notice by 10-31-11.

Financial

- Set budget for 2012- voted-M/S/C approved
- Set dues for 2012-After reviewing projected expenditures for 2012, and projected future need for road repair, voted to increase annual dues to \$200 or \$50 per quarter- M/S/C
- Review dues standings- 5 units past due. 3 units to be encouraged to get on regular calendar payment schedule. Certified letter to be sent to one homeowner.
- Liens-which to be renewed, revised, or new liens placed- Two current liens to be renewed/updated. New lien to be placed on unit more than 4 quarters past due, having exhausted all attempts at securing payment.

Adjourn 9:15pm