

MANCHESTER IV CONDOMINIUM ASSOCIATION, INC.

A Corporation Not-for-Profit

SUBJECT: Minutes of the Board of Directors Meeting
DATE: Friday, January 16, 2009
TIME: 3:00 P.M.
PLACE: Federation Conference Room

PRESENT: ROXINE ARCHBALD HANK HOSMAN HAROLD SCOTT
 CARMELITA GRAY MICHELLE JOLLY

1. **Opening** – A quorum was established with five members present, and the President, Hank Hosman, called the meeting to order.
2. **Minutes** – Reading of the Minutes of the December 12, 2008 meeting was waived and they were approved as presented. Motion by Michelle Jolly, seconded by Harold Scott passed unanimously.
3. **Treasurer's Report** – Carmelita Gray reviewed the report dated November 25, 2008 in detail and it was approved as presented. Motion made by Harold Scott, seconded by Roxine Archbald passed unanimously.
4. **Committee Reports** – Nan Dollins, Sunshine Committee, reported that a get well card was sent to Michelle Jolly in November. In December, get well cards were sent to Fae Reiber, Peter Tumulty and Doris Brennan. Condolence cards were sent to Fae Reiber and Dorothy Tumulty upon the loss of their husbands, John Reiber and Peter Tumulty.
5. **Unfinished Business**
 - A. **Status of Proposed Director and Pet Amendments** – After review by the attorney, additional corrections were necessary. The papers will be ready for the Annual Meeting mailing.
 - B. **Legal Fees Associated with Proposed Amendments** – The attorney bill for both Amendments totaled \$380. Motion by Harold Scott, seconded by Michelle Jolly to approve payment of same passed unanimously.
 - C. **Status on Legal Action on Grimes' Estate** – Hank Hosman read an e-mail received from Michele of Sterling Management who has been handling this matter. The account is now paid up through January and will continue to be carefully monitored.
 - D. **Driveway Repair** – Background information on the bidders was provided and the lowest bidder, Five Star Movers, submitted a reduced bid of \$9,938. Discussion took place on the possible future use of pavers and the durability and financial responsibility connected with same. The question of a warranty on the material and work of Five Star Movers resulted in the drafting of a Warranty Agreement by Michelle Jolly for signature by Five Star Movers. A motion made by Roxine Archbald to approve the Five Star Movers' contract in the amount of \$9,938 conditional upon receipt of the signed Warranty Agreement was seconded by Carmelita Gray. Motion passed unanimously.
 - E. **Status of Irrigation Upgrade** – Hank Hosman reported he personally reviewed 66 work orders for upgrades with Valley Crest and more work was done than initially required. Hank will follow up with Valley Crest to determine completion of this project.

- F. Status on Mulch** – Upon review, Hank Hosman pointed out that 2 areas were not provided mulch. The cost for same is \$80 and was not included in the original price of \$1,480. Budgeted for \$1,600, the final cost for this project is \$1,560.

6. New Business

- A. Fee Simple Title** – Discussion of the pros, cons and reasons for this Amendment took place. It was emphasized that in order for the Membership to acquire the Fee Simple Title and save the \$30,000 we are now paying the Trust, we must achieve a 75% vote of each Association at our Annual Meeting.
- B. Southeast Window and Glass Invoice** – After approving the window replacement project at , 833 McCallister Ave., it was discovered rotting wood had to be replaced before installing the window. Because the process took place over many years, we are unable to receive money from the State and the Association must pay for the repair. A motion made by Harold Scott, seconded by Michelle Jolly to complete the repair in the amount of \$500 passed unanimously.
- C. Signage Decorations** – It was unanimously agreed that the sign decorations should continue and various options were discussed. A motion by Harold Scott, seconded by Carmelita Gray to pay Michelle Jolly’s out-of-pocket expenses of \$56.52 for the Halloween, Thanksgiving and Christmas decorations passed unanimously. The subject will be on the March meeting Agenda.

7. Good & Welfare

- A.** Hank Hosman reported on the status of the consumables charged the associations by Sterling. Sterling must re-review the items clearly defined as “consumables” and develop a system whereby a listing of each item with accompanying charges is provided to every association on an individual basis. Everyone was urged to watch this issue on Channel 95.
- B. Parking Complaint – 734 McCallister Ave., Manchester III** – Hank Hosman reported he went to the ambulance squad to speak to the driver of the ambulance that took Mr. Tumulty to the hospital. Someone at the squad called Dick Marshall, who in turn wrote Hank a stern letter. Hank answered the letter in kind. It was decided that everyone will watch for the return of the vehicles and report back if they are blocking the street or if they are remaining in place more than the 24 hour period allowance.
- C.** Michelle Jolly reported that the website has been redone in a new format and all the information is now up to date. All residents were encouraged to look at it.

The next meeting is the Annual Meeting which will take place on Wednesday, February 4, 2009 at 1:30 p.m. in the Banquet room of the North Clubhouse.

The meeting adjourned at 4:00 p.m. Motion by Harold Scott, seconded by Roxine Archbald.

Respectfully submitted,

Alice M. Gallagher, Secretary