

**MANCHESTER IV CONDOMINIUM ASSOCIATION, INC.**  
A Corporation Not-for-Profit

**SUBJECT:** Minutes of Board of Directors Meeting

**DATE:** Monday, February 26, 2007

**TIME:** 3:00 P.M.

**PLACE:** Federation Conference Room

**PRESENT:** ROXINE ARCHBALD  
ALICE GALLAGHER  
NURI GEORGES

CARMELITA GRAY  
HANK HOSMAN  
BOB LOVEYS

HAROLD SCOTT

1. **Opening** - A quorum was established, with six members present and the President, Hank Hosman, called the meeting to order.
2. **Minutes** - Reading of the Minutes for the December 11, 2006 meeting was waived and they were accepted as presented. Motion by Bob Loveys, seconded by Carmelita Gray, passed unanimously. Reading of the Minutes of the January 12, 2007 Annual Meeting was waived and they were accepted for distribution to the residents as presented. Motion by Harold Scott, seconded by Carmelita Gray, passed unanimously. Reading of the Board Reorganization meeting of January 12, 2007 was waived and they were accepted as presented. Motion by Bob Loveys, seconded by Harold Scott, passed unanimously.
3. **Treasurer's Report** - Carmelita Gray reviewed the January 25<sup>th</sup> report in detail. The motion to accept the report as presented, made by Alice Gallagher and seconded by Hank Hosman, passed unanimously. Much discussion followed on the monies being held for mulching and the cost for same. It was explained that the monies for same were being held as the project has not been completed.

**Resolutions** - The Board approved the following resolutions . (1) To move the Current Year - Earnings in the amount of \$16,000 into the General Reserve Account effective February 28, 2007. Motion made by Harold Scott, seconded by Bob Loveys, passed unanimously. (2) To move the Prior Year - Earnings into the General Reserve Account effective April 1, 2007. Motion made by Bob Loveys, seconded by Harold Scott. The appropriate letters will be developed by Hank Hosman and given to Sterling. Copies of these Minutes will be given to Sterling upon approval.

4. **Committee Reports** - There were no Committee reports.

5. **Unfinished Business**

- A. **Possible areas of interest - 2007** - After a review of the list, the Board decided to prioritize the list at the next meeting.
- B. **810 Manchester Woods Drive - Maintenance** - After receiving two estimates, the Board agreed to have the necessary maintenance completed at this property.

**6. New Business**

- A. Appointment of a New Director to the Board** - The Board welcomed Roxine Archbald as a Director to the Board. The nomination made by Harold Scott, seconded by Nuri Georges, passed unanimously.
- B. Paving corners/curve with Asphalt** - Nuri Georges spoke of the difficulty of obtaining estimates from contractors for this job. After much discussion, it was decided to have resident volunteers place gravel and stone at the corners of McCallister, Mayfield Oaks Place and McCallister and on the corner of 844 McCallister and Manchester Woods. A motion approving the expenditure of a maximum of \$200, made by Nuri Georges, seconded by Roxine Archbald, passed unanimously. Nuri Georges will coordinate the project.
- C. Pressure Washing Driveways** - Nuri Georges found a contractor to pressure wash the driveways and the contractor was given a list of those interested. The cost will be \$35.00 for normal length driveways and \$45.00 for longer driveways. The POC is Lisa Giffin - 654-7164 (Office); 695-3086 (Cell).
- D. Signs for Manchester IV** - Hank Hosman reviewed the estimates received and explained that if six additional associations ordered signs, a 20% discount would be applied to the cost of each sign. Hank stated that Manchester I and II would like new signs III was indicating an interest. The Master Association is being contacted with respect to placing a new Manchester sign at the corner of McDaniel and Kings Blvd. Hank will make an announcement at the next Federation meeting in an effort to recruit more interested parties. The final deadline of May 30<sup>th</sup> was set for this project.
- E. Recreational Facility Association Proposed Rules Change** - Two proposed changes to the Recreational Facility Rules, both applying to the use of pools by children, were disapproved. Motion made by Alice Gallagher, seconded by Roxine Archbald, passed unanimously.

**7. Good and Welfare**

Harold Scott spoke of the CERT training and the equipment and materials which will be available to help our Association. Hank Hosman will also attend this training.

The next meeting of the Board will be held on Monday, March 26, 2007 at 3:00 p.m. in the Federation Conference Room.

The meeting adjourned at 4:15 p.m. Motion made by Alice Gallagher, seconded by Bob Loveys, passed unanimously.

Respectfully submitted,

Alice Gallagher, Secretary

Atts. Letters (2) to Sterling - See "Resolutions"