

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

**SUBJECT:** Minutes of the Board of Directors Meeting  
**DATE:** Monday, September 29, 2008  
**TIME:** 3:00 P.M.  
**PLACE:** Federation Conference Room

**PRESENT:** ALICE GALLAGHER  
CARMELITA GRAY

HANK HOSMAN  
MICHELLE JOLLY

1. **Opening** – A quorum was established, with four members present, and the President, Hank Hosman, called the meeting to order.
2. **Minutes** – Reading of the Minutes of the August 25, 2008 meeting was waived and the Minutes approved as presented. Motion by Michelle Jolly, seconded by Carmelita Gray, passed unanimously.
3. **Treasurer’s Report** – Carmelita Gray reported in detail on the August 25, 2008 report. Motion to approve the report as presented, made by Alice Gallagher and seconded by Michelle Jolly, passed unanimously.
4. **Committee Reports – Sunshine Committee** – Nan Dollins reported that three cards were sent to residents this month and requested monies to replenish the account. Hank will arrange for \$25 to be given to Nan upon Roxine Archbald’s return.
5. **Unfinished Business**
  - A. **Status of Director Amendment** – Alice Gallagher will contact Connie Martin at Sterling and report back to the Board on the status of both the Director Amendment and the proposed Pet Amendment.
  - B. **Status of Proposed Pet Amendment** – See “A” above.
  - C. **Sod Replacement** – Hank Hosman reported that this has been held up temporarily because of the lack of rain. He will continue to follow-up on this.
  - D. **Discuss Draft Paint Contract/Specifications** – Hank Hosman reported that he spoke to Connie Martin, who has obtained two estimates from companies who will hold their prices until March. They are in the process of developing their proposals according to the specifications we submitted. A third company declined to bid on the job.
  - E. **Bio-Barrier 821-823 McCallister** – The bio-barrier has been put in place according to our contract. Remaining is removal of a root which is on top of the ground. Hank Hosman will follow-up.
6. **New Business**
  - A. **Special Assessment – Master Association Portion of 36<sup>th</sup> Street Boundary** – Hank Hosman provided details leading to this special assessment and stated that new bids are being received which will reflect a different amount. The original amount was \$9.26 per association unit.

- B. Discuss Changing Board Meeting Day** – In order for us to have a quorum present at our meetings, and because of a schedule change, it was decided to reschedule our monthly meetings as follows:

Friday, October 24<sup>th</sup> from 3:00 to 4:30 p.m. in the Federation Conference Room  
Friday, November 21<sup>st</sup> from 12:00 to 1:30 p.m. in the Federation Conference Room  
Friday, December 19<sup>th</sup> from 12:00 to 1:30 p.m. in the Federation Conference Room  
Friday, January 16<sup>th</sup> from 1:00 to 2:30 p.m. in the Federation Conference Room

The Annual Meeting will be held on Wednesday, February 4, 2009 in the Banquet Room of the Main Clubhouse.

- C. Sill Maintenance 812 McCallister and 2204 Mayfield Oaks Place** – Hank Hosman received an estimate for repair of these sills. Motion made by Michelle Jolly, seconded by Alice Gallagher, to spend \$200 for completion of this repair passed unanimously.

## 7. Good & Welfare

Michelle Jolly requested permission to re-build the present website and stated the present program used is cumbersome and time-consuming. No cost will be incurred, the information will remain the same and the format improved. The Board was unanimous in granting Michelle's request.

Nan Dollins spoke on re-plumbing of homes and requested that the residents be informed in this area. It was explained that this is not a Board responsibility and the Board cannot recommend contractors. Alice Gallagher will speak to Connie Martin and obtain a contact at Sterling who can provide proper information to interested residents. The results will be posted on the bulletin boards and the website.

Phil Eaton spoke of problems he has with the placing of a pipe when a repair was made and a sprinkler/slab problem on the side of his home. Hank Hosman will survey the area and contact Valley Crest to see what can be done to improve the situation.

The next meeting will be held on Friday, October 24<sup>th</sup> from 3:00 to 4:30 in the Federation Conference Room.

The meeting adjourned at 4:00 p.m.

Respectfully submitted,

Alice M. Gallagher, Secretary