

MANCHESTER IV CONDOMINIUM ASSOCIATION, INC.

A Corporation-Not-for-Profit

SUBJECT: Minutes of Board of Directors Meeting

DATE: Monday, October 2, 2006

TIME: 3:00 P.M.

PLACE: Federation Conference Room

PRESENT: ALICE GALLAGHER
NURI GEORGES

CARMELITA GRAY
HANK HOSMAN

HAROLD SCOTT

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 August 28, 2006 was waived by the attending members and they were accepted as presented. Motion made by Harold Scott, seconded by Carmelita Gray. Motion passed unanimously.
3. **Treasurer's Report** - Carmelita Gray reviewed the budget dated August 2006 in detail. She also presented areas which she has discussed with Malcolm White of Sterling where savings may be available. The report was accepted and a motion made by Alice Gallagher to accept the report as presented. Motion seconded by Nuri Georges passed unanimously.
4. **Committee Reports**
 - A. **Social** - Alice Gallagher reported that the notices for the Holiday party will be out shortly with ticket sales beginning November 3rd.
5. **Unfinished Business**
 - A. **August 1 Memo** - Hank reviewed the letter sent to all unit owners and the information he collected on the homes requiring garden work. The Board decided to handle each unit owner complaint on an individual basis with Sterling sending out the proper notification to an offending unit owner.
 - B. **Shrub Replacement Program** - Hank Hosman reported that a good portion of the required shrub replacements have been completed but we still have beds to be done. He signed a voucher for half the work and the rest will be carried to next month.
 - C. **Proposed Sign** - The proposed sign has been installed on the side of 821 McCallister. The cost of the sign, reported in the August 28th Minutes as \$148.00, was in error and the cost should have been reported as \$216.09. A motion, made by Alice Gallagher to amend the cost of the installed sign to \$216.09, was seconded by Nuri Georges and passed unanimously.
 - D. **Proposed Curb Project** - This project has been tabled for the present. The Board will wait to

see if the sign under “C” above is successful. Problems still exist on the corners of Mayfield Oaks/McCallister and Manchester Woods/McCallister and the Board will strive to resolve them over time.

- E. **Sod Replacement** - Hank Hosman reported that the project has been completed but additional sod will probably be required after this year. Much discussion took place on irrigation and poor performance problems by One Source. Hank will address our complaints at the next Federation meeting. A motion was made by Alice Gallagher, seconded by Harold Scott, to pay the final bill of \$6,750.00 for replacement of 9,000 sq. ft. of sod. Motion passed unanimously.

6. New Business

- A. **Agenda** - Hank Hosman stated that our Annual Meeting will be held at 1:30 p.m. on January 12th in the East/West Social room. Discussion took place on permanent items which will appear on the ballot as well as upcoming budget items requiring a vote of the unit owners. Because the budget must be submitted to Sterling before the first notice is mailed on November 13th, another meeting of the Board must be scheduled in October to discuss and finalize this agenda.
- B. **One Source Irrigation Billing** - Hank Hosman provided details of billing received from One Source which included many incorrect items and charges. He also spoke of the problems he was having trying to get the bill corrected. He stated that until he is given the correct figures, the bill will remain unpaid.

The next meeting of the Board is scheduled for Monday, October 30, 2006 at 3:00 p.m. in the Federation Conference Room.

The meeting adjourned at 4:15 p.m. Motion made by Carmelita Gray, seconded by Nuri Georges.

Respectfully submitted,

Alice Gallagher, Secretary

Dated: October 7, 2006