

Saxony Owners Association
Board of Directors Meeting Minutes
July 20, 2009

I. Call to Order

7:14 PM

II. Establishment of Quorum

Present: Page Perey, Caren Park, Phill Ramey Absent: Marcel Scheel, Tyler Griffin

III. Review of Monthly Financials

Operating Funds	\$6,457.27
Envelop Inv Funds (Held in OP)	\$179.74
Petty Cash	\$250.00
Maintenance Reserves	\$121,246.11
Insurance Reserves	\$40,443.67
TOTAL	\$168,576.79

IV. Homeowner's Forum

- Chris Rickman, C101, reported cracks in walls, living room sliding door off-kilter, bathroom door does not shut. He heard a pop about 10 days ago and noticed the damage. Concerns and photos will be forwarded to G&D by the Board.
 - Motion made and approves to pre-approve G&D and send Charter expert out to property to assess the damage and propose repairs.

V. Updates

- *Asphalt sealing (Marcel)*
 - Plan to include as an expense in the 2010 budget, no plans to proceed at this point.
- *G&D (Marcel): can we paint / seal porch rails and caps? Information on Micro Bond (Marcel)*
 - Advised from G&D not to do any painting until resolution of dispute with developer.
- *G&D (Marcel): Mailbox concrete pad*
 - Pre-existing condition, not a danger, not a priority issue in this budget.
- *G&D (Phill): Minol sub-metering*
 - Board to relay really rough estimated cost to adjust billing method to G&D for inclusion in list of outstanding items in dispute with developer.

- *Summer letter*
 - Board will contact Nicole at SUHRCO for a draft of last year's letter.
- *Suljo winterizing the pond (Marcel)*
 - Board requests SUHRCO obtain a bid from Suljo regarding cost.
- *Recycling pickup (Caren)*
 - Pick up is now on Mondays and Thursdays, twice a week.
- *Window cleaning proposals (Paneless Windows(\$3.25/pane - Marcel), Superior Services \$5120, no one else?)*
 - Still awaiting updated Paneless Windows bid.
 - Maintco did not respond.
 - Is Suljo/Euromaintenance interested?
 - Board to contact Marcel about other vendors.
- *Sidewalk, curb and man door proposals (CDK Construction, Cobra)*
 - Waiting for updated and detailed bids on sidewalk and curbs.
 - Maintco \$1135, Charter \$2042 bids for repair of man door – include repair in 2010 budget.
- *Boat and Jeep (Caren)*
Warning posted and issue resolved.
- *Ants (Marcel?)*
 - Waiting on a bid from Willard's ant extermination (will include F building recent bee inquiry in bid).

V. Ongoing Projects

- *Consent form gathering*
 - Board will set up a meeting with G&D to discuss resending consent letter to owners who have not yet responded and discuss strategy for addressing non-responses.
- *Definition of "sod" per Greg (via Marcel), Lot 19 comment element restoration*
 - Sod installed at lot 19.
 - Request copy of current landscaping contract with Greg's from SUHRCO for Board review.
- *Complex Blog (Caren)*
 - Blog will be set up and included in our existing web page.
 - Page will post a sign reminding owners of web site: WWW.saxonyhoa.org and attached blog.

VI. New Business

- *For Sale Kiosk*
 - Board to contact Jane re: making a sign for the Kiosk directing owners and real estate agents to SUHRCO about real estate sales sign procedures and use and the policy against posting flyers.
- *G&D Conference Call*
 - All Board members present are available 7/22, 7/23 and 7/24 for conference call with G&D.
- *Raccoons*
 - Raccoons were being fed but have not been fed since July 4 and there is no longer a raccoon problem.
- *Annual National Night Out (BBQ)*
 - August 4th community BBQ at Saxony – Caren and Page to work on this event.
- *Walkabout*
 - Every two months, the last weekend of the month. Caren will oversee.

VII. Executive Session

VIII. Adjournment 8:08PM