

Subj: **Glenabby Board Minutes**
 Date: 1/31/2012 8:25:17 P.M. Eastern Standard Time
 From: hpaulino@insight.rr.com
 To: jgaddis@casebowen.com, hpaulino@insight.rr.com, smithbirdhouse@aol.com,
smcdevitt@insight.rr.com, ddenish4107@aol.com, dparshall@insight.rr.com

GLENABBY CONDO ASSN. BOARD MINUTES

January 11, 2012

The regular monthly meeting was called to order by President Dave Parshall. All Board members were present. Jerri Gaddis attended for Case Bowen.

William Kepko, real estate attorney from Mt. Vernon, discussed various condo issues, including the Builders' Assn. Warranty Booklet. The Ohio Revised Code designates a two year statute of limitations from the sale of the first unit... There was further discussion about specific issues: the recovery from Rockford of the \$10,000 it took from Assn. monies prior to the transition; pitted sidewalks; improper vents and McGiffin's water problem. Mr. Kepko said he used an Engineer, Gary Wilhelm, to analyze structural issues. We may use him to check out the McGiffin quad. The Assn. should take care of caulking and sealing sills. An owner is responsible for broken windows. Mr. Kepko departed at 2:45 p.m. and the regular order of business resumed.

It was agreed to suspend the reading of the minutes of the last regular monthly meeting as they had been distributed previously to all Board members.

Dave Parshall reported the gas line grounding work is almost complete at a cost of \$8,295.00. The model unit and Medor's son's place remain to be finished. The fire extinguisher in the CC was recharged for \$52.49, Dave to be reimbursed. A new door mat was placed in the CC, cost \$69.99.

Dave Smith began his financial report regarding the status and the apparent disparity among the water bills. Some appear to be paying the minimum although they are residing in the unit. Meters should be checked for correct addresses and how they are labeled. A few are not paying timely; followed discussion about late fees. West Albany Company is not paying.

Dave Parshall resumed the agenda under New Business: Ameriscape has charged us for the new snow stakes. We discussed urging members to store stakes for use next year and if any additional are needed, we will purchase them. A discussion of Columbia gas bills. The real estate taxes attributable to the CC are pro-rated among all units.

Dave Smith added a few more remarks: we spent \$76,483.00 in 2011 after the transition. We are budgeting \$80,125.00 for 2012. Appears our finances are in good shape, so we may have a cushion to enable us to increase the 2013 transfer to the Reserve Fund without increasing member fees.

Dave reported on the balance of the agenda: McGiffins are pleased with their reconstruction. We discussed what the policy should be with the News Letter to be written by Andi Allen; unit complaints should be referred to the Board for resolution. Dish TV's must have lighting arrestors; we need a guarantee letter from those owners. Snow stakes are installed; John should finish the CC cabinet doors. Wickline trash problem; more on Dec.1; prior incidents on 11/7 and 12/28; we are to monitor and soon take recourse for continued violations. John Gentry's shower base has had a crack; Rockford caulked it, but it's not working; we are to call Don Wick to get his problem resolved.

Wednesday, February 01, 2012 AOL: SMITHBIRDHOUSE

Two new Board members must be elected for 3 year terms at our April membership meeting. Donna stated she is reluctant to run again and Dave Smith's term ends. Lynn Pavuk may be interested in the Treasurer's job.

Dave discussed the problem of "shotgun" mold in the mulch materials. This will get on the stone and is difficult to remove. This spring we should remove all old mulch and begin with the right product. Rockford's final buildings will have patios, but no dormers, leaving the bonus room without a window. Any canopy over a patio will be in violation of architectural requirements.

Meeting adjourned upon motion, carried.

Respectfully submitted, Harry Paulino, Secretary.

Next Board meeting to be held Wednesday, February _____, 2012, at 1:30p.m.

Subj: **Glenabby Board Minutes**
 Date: 3/3/2012 3:07:41 P.M. Eastern Standard Time
 From: hpaulino@insight.rr.com
 To: jgaddis@casebowen.com, hpaulino@insight.rr.com, smithbirdhouse@aol.com,
smcdevitt@insight.rr.com, ddenish4107@aol.com, dparshall@insight.rr.com

GLENABBY CONDO ASSN. BOARD MINUTES

February 1, 2012

The regular monthly meeting was called to order by President Dave Parshall. All Board members were present. Jerri Gaddis attended for Case Bowen.

Gary Wilhelm, Structural Engineer, attended to discuss with us various construction issues. Dave Smith asked about our concrete problems. To test the concrete would cost about \$3,000.00. A discussion was had about replacing the concrete and the two year warranty problem. Perhaps we should replace 6 or so of the unit owner walks. Furnace flues should be 10' above anything within 10'. How to cure, could add on another piece of pipe, but may have wind and ice issues; put on a collar, re-route through the peak or insert a sleeve. Jerri mentioned two concrete companies to do the replacement work, Legg and Davis and one other. Centurion Stone manufactured our façade stone; cracks and holes should be repaired. Exterior sills should have holes and open seams sealed with a filler material. Terry Wise has some water in sun room running down drywall. After John DeRoche caulked outside, she said more water; John returned and caulked some more and we have heard nothing since. We discussed how to detect unseen mold. Drill a hole and swab or do a visual check or a non-invasive air sampling. Lawhon Company would charge \$4-5000 for testing three units. Mention of some roof shingles being loose. Also there are still some electric wires above ground. Do dish TV's have lightening arrestors, what is necessary to protect the circuits, has anyone here done a repair? Gary Wilhelm will check the National Electric Code. This part of the meeting ended at 2:45 p.m.

The regular order of business resumed. The minutes of the last meeting were approved as corrected. Treasurer Dave Smith reported nothing new.

Dave Parshall reported on the Guardian Water meter issue. There appears to be no numbering of any kind. Jerri called Rockford to investigate, it declined. Guardian wants to be paid, "time and material" to investigate. Perhaps each owner could tag his/her meter. Some owners appear not to be paying for regular usage. Barry and Wilma Kent (in Hilton Head) had a \$129.00 water bill. Wickline wrote Dave about their meter, as they had a high water bill also. Jerri will check the history for Kent and Wickline water usage. We agreed to have Case-Bowen collect the water fees with regular monthly dues statement.

We will have an election of two Trustees at the April Membership Meeting. There was a discussion about how to conduct the voting.

The letter to Rockford about recovering the \$10,000.00 it charged the Association account was deferred. Mention of Terry Wise's water leak and John Gentry's problem with shower base being cracked. Pat Huggard wants a game night; the Association will pay for pizza.

Motion to adjourn was carried. Next Meeting is March 7th at 1:30 p.m.

Respectfully submitted, Harry Paulino, Secretary

Monday, March 26, 2012 AOL: SMITHBIRDHOUSE

Subj: **Glenabby Board Minutes**
 Date: 4/3/2012 3:04:56 P.M. Eastern Daylight Time
 From: hpaulino@insight.rr.com
 To: igaddis@casebowen.com, hpaulino@insight.rr.com, smithbirdhouse@aol.com,
smcdevitt@insight.rr.com, ddenish4107@aol.com, dparshall@insight.rr.com

GLENABBY CONDO ASSN. BOARD MINUTES

March 7, 2012

The regular monthly meeting was called to order by President Dave Parshall. All Board members were present. Jerri Gaddis attended for Case Bowen.

Gary Wilhelm, Structural Engineer, attended and submitted his report dated March 3, 2012. As there would be substantial cost to seek recourse for faulty concrete against Rockford, Dave Parshall suggested we use the monies to replace bad concrete, starting with six of the worst situations. Gary said topical overlays do not work well; we need products that seal and harden new concrete. We can obtain estimates from Legg & Davis and from Weavers Cement (which repaired one of the porches for about \$734.00).

Broken stone veneer should be replaced, leaving sufficient clearance at the base, at 5317. 5258 is a different problem, with a long crack below the cathedral window; use a polymer patch. Extend vents through the attics and anchor them; this can be deferred until later. Satellite dishes should be grounded. For moisture and mold, we can do air testing, cost \$3000-4000. Ask environmental hygienists. To check out McGiffin's quad. Loose shingles should be re-glued. Our priorities now are concrete replacement, satellite dishes and air testing. Gary's bill: \$1,137.50.

Returning to regular order of business, Donna moved to dispense reading of minutes, 2nd, carried. Motion was made and 2nd to approve minutes as written, carried.

Harvey Blevins, Crown Associates, presented a product of Crown Windows, matching what we have, different operation, same grid pattern. Pure white, Energy Star Program. Argon gas between panes. Our windows may be R-35, his, R-50, 0.29-U factor, non-aluminum spacers. Meets all federal specs. Owner is warranted, with replacement for 20 years if sold to new owner, then next 10 years is pro-rated. McDevitts are purchasing these windows to reduce air leakage. *TIKK*

Resuming again regular order of business, Dave Smith said we did not get our Jan. transfer of \$1,040 to the reserve fund, so he doubled the Feb. transfer; \$2,080.00, current reserve is now \$9,472.00. Discussion about some owners having credit balances in monthly assn. dues. Brooks have sold and owe lates fees + \$10 additional. Wickline owes \$158.50 for water; W. Albany (Rockford) is also behind in payments. We need to lay out our expenditures for the year. We allotted \$3,000 for 2012, but have spent more than \$8,000 for grounding work.

Dave Parshall discussed Guardian water status. They do only a visual reading of meters. Wickline's was "unreadable" because the cover was mis-aligned over the numbers, so they kept getting a minimum bill. Dave adjusted the meter window cover. We are changing the payment plan, to send water/sewer payments directly to Case Bowen.

For the annual election, Lynn Pavuk will run (maybe serve as Treasurer), also Paulette Gentry. Perhaps ?, Jennifer Besco. Dave and Donna will not seek re-election. Jerri will prepare the mailings for the meeting and election.

Wednesday, April 04, 2012 AOL: SMITHBIRDHOUSE

Dave now has copies of the building drawings and architectural plans.

Regarding the \$10,000 Rockford issue, Dave is to draft a letter as he now has copies of Sandy Kloeb's records of repair; this money should be returned to our treasury.

The Gentry shower base problem. His concrete slab has cracked causing flooring to separate, the shower stall floor to crack and banister to move. Mr. Sweeny for Rockford reviewed the problem and Rockford will take remedial action.

Misc.: Letter to go to Medors to repair grass from dog doo. Send newsletter items to Andi Adams, but Dave would like to review items. Ameriscape contract was approved for two years, mulch not included. Mulch should be a lighter cypress, not black

Discussion about future patios. An owner should be responsible for maintenance, unless we agree to maintain for an additional fee from owner. We need uniform plans and they must look like those already installed.

Changes are approved for Sheryl Panzer to change bushes which have expired. She will buy the plants, Dave to install. McDevitt's windows are approved.

Next Board meeting is April 4th. Our annual meeting is Tuesday, April 10th.

Upon motion duly made and carried, the meeting was adjourned.

Harry Paulino, Secretary.

GLENABBY CONDO ASSN. BOARD MINUTES

April 4, 2012

The regular monthly meeting was called to order by President Dave Parshall. All Board members were present. Jerri Gaddis attended for Case Bowen.

Shawn Tackett, State Farm Agent, was invited to speak about our insurance coverage. Our Certificate of Insurance shows \$10,000,000 + coverage overall, with \$15,000 to \$20,000 building coverage. Our premiums are \$7870 to \$8833 annually. We have guaranteed replacement cost, with a \$2500 deductible and \$5,000 personal injury. Only the Board can file a claim. We have no mold coverage.

Returning to regular order of business. Several corrections were noted, then Donna moved to accept the minutes as corrected, Sharon 2nd, carried.

Dave Smith submitted his bill for materials, \$19.58, for financial and treasury data preparations. Jerri noted the extension for tax returns filed to August 15th. Guardian Water did lower its administration fee to \$3.45, as that company is no longer processing our water/sewer bills. The Guardian Water Wickline account which had been at a minimal amount because of lack of reading the meter ability by Guardian has been brought current.

To fill the two Director vacancies at the Annual Meeting, Paulette Gentry and Len Pavuk have submitted their names. If there are no nominations from the floor, they will be elected by acclamation. The meeting will be held on Tuesday, April 10th at 7:00 p.m. Dave Parshall will recap Board activity and accomplishments and take any questions from the floor.

Dave Parshall met with Ameriscape's Bill and noted several areas had been missed. Panzer needs grass seed, Lehman has a new tree, Jon Yeager complained about the mowing and the Medors' letter, autos running over grass. People seem to be driving a little more slowly, many not obeying the STOP signs. The dog kill area is looking better, but more re-seeding is needed by Medors.

We had a discussion about the \$10,000 Rockford Homes issue, regarding Sandra Kloeb and several others having drainage problems. Brought to Rockford's attention within the 90 day initial defective work correction time. The letter will be revised and Jerri will mail it.

Legg and Davis were here to evaluation concrete problems, the worst will be addressed this year. Its estimate, several areas needing repair, \$4932. Catch basins, \$950 each. Sidewalks, \$6996. We will also get an estimate from Tim House in Grove City.

Other extreme problems: boulders, statues, Virginia May's bushes and all of the stuff around Sandra Kloeb's unit. The patio issue probably needs 75% unit approval, may have to amend the Decs. Dave Smith moved to get attorney opinion, 2nd by Sharon, motion carried. Maintenance of a patio is the unit owner's obligation and Sharon noted there is a provision for a Special Individual Assessment.

The Newsletter will be published after April 15th.

Applications submitted for changes:

- a) Loren Albertson, change flowers, remove roses, approved.
- b) Sue and Andi Allen, remove sod inside patio fence put in knockout roses. Lilac tree should be replaced by Rockford. Approval to be granted, subject to owner, when selling, shall restore area to initial condition.
- c) Don and Audrey Kraemer, removed sod and put in paver blocks. Approved, but obtain blocks similar to Pavuks. Green plastic pipe extension at patio should be removed.
- d) Sharon McDevitt, remove potentilla, annuals and perennials. Approved.
- e) John Gentry and Dave Smith, install similar block edging. Approved.
- f) Donna and Andy Ward, install stone at end of downspout to hinder erosion.
- g) Pat Huggard's invasive plant, advise her to prune back or if it is not controlled, we should ask her to remove it.
- h) Pond—there is a "Do Not Enter" sign, placed by unknown persons. Who is responsible?

The penalty for late water usage payment, after the 10th, is \$20.00.

The next Board Meeting time will be set after conferring with Paulette and Len's schedules and calendars.

Meeting adjourned at 3:50 p.m.

Harry Paulino, Secretary.

From: "Harry Paulino" <hpaulino@insight.rr.com>

Subject: **Glenabby Board Minutes**

Date: June 11, 2012 5:52:20 PM EDT

To: "Jerri Gaddis" <jgaddis@casebowen.com>, "HARRY PAULINO" <hpaulino@insight.rr.com>, "SHARON McDEVITT" <smcdevitt@insight.rr.com>, "DAVE PARSHALL" <dparshall@insight.rr.com>, "Len Pavuk" <lpavuk@insight.rr.com>, "Paulette Gentry" <pgentry@gee-zone.us>
▶ 1 Attachment, 4.2 KB

GLENABBY CONDO ASSN. BOARD MINUTES
May 8, 2012

The regular monthly meeting was called to order by President Dave Parshall. All Board members were present. Jerri Gaddis attended for Case Bowen.

Dave welcomed our new Board Members, Paulette Gentry and Len Pavuk and intro-duced them to Jerri Gaddis, our Managerial Representative for Case Bowen. Sharon McDevitt moved to accept the minutes of the last meeting as published; Len Pavuk 2nd, motion carried. It was noted that we have about \$115,000.00 in our checking account and \$10,000.00 in the Reserve Fund. *

Dave Parshall will highlight in a letter to unit owners the items discussed at the Annual Membership Meeting held on April 10, 2012. The Code of Ethics form was signed by all five Board Members. Dave sent a more detailed answer to the concerns raised by Don Kraemer at the annual meeting. Medor's sons', Jake and Joel, have re-seeded the grass area killed by their dog excrement and their driving over the corner area. They sent a letter expressing their compliance. The issue of the \$10,000 withdrawal by Rockford (Wick) for curing a drainage/ponding issue should be Rockford's expense. Attorney Kepko suggested we write a letter to Rockford requesting return of these funds. Wick responded with an offer of \$532.00 and \$2,907.00, total of \$3,349.00. We will respond by requesting the balance be paid back

Under New Business, requests for changes: Pavuk was approved to remove the spiarea and install knock-out roses. Linda Landis, to remove weeds and replace mulch and extend her drain pipe; but no rubberized mulch product to be used. Mila McNamee submitted a design plan for _____
Norma and Glen Beck approved for cleaning out weeds and doing patio slabs to help drain water.

The contract for concrete work was discussed. We have an estimate and will do Parts A and B of Carina Construction proposal but will defer Part C additional work.

We have sent Ron Young two letters, regarding the need for an emergency contact, as the main water valve for his quad is in his unit. There is also a dog problem and trash can out for a long period of time. Another absentee for long periods is Joyce Tsang (China); Dave has asked about access to her unit to inspect for problems; we are to send her a Registered Letter.

Other rule violations: Luke Wickline is operating a construction business from his unit. He is using his trash container to get rid of construction debris. We are to submit letter for \$25.00 fine, and additional fines if conduct continues. Barry and Wilma Kent have attached a trellis to their patio fence; they have also extended their patio beyond approval of Board, but this may be acceptable for safety reasons. However, trellis is not approvable; a letter to be sent.

Eric Mohre apparently used some weed killer which has leached into and killed grass. Pat Huggard has an invasive plant. There are some stones in roadway where Rockford has a missing sewer grate; this should be replaced.

Discussion whether we need a committee to do some guidelines about complaints of too many objects around some units, e.g. May's have a number of statues. Dave will be setting up a committee to review these issues.

Next item: patios. Dave asked Atty. Kepko whether we needed a vote approval to add patios. Kepko replied, not necessary as present Declarations, limited areas, permit patio additions. These will be at the unit owner's cost, as well as maintenance. They should conform to present patios. We will have a committee to discuss this, Len Pavuk, Dave Smith, Tom McDevitt and Sandy Kloeb, and perhaps others.

Our Newsletter person, Andi Allen, will not have time to do a letter, so Dave is doing one now. Board approved reimbursing Dave for ink cartridge expense, \$81.62. Len asked about the association funding ice cream, no problem, as some condos (according to Jerri) budget such items for social expenses.

Meeting was duly adjourned upon motion, second and vote. Next meeting will be held on Tuesday, June 12, 2012.

Harry Paulino, Secretary.

From: "Harry Paulino" <hpaulino@insight.rr.com>
Subject: **Glenabby Board Minutes**
Date: July 7, 2012 12:09:48 PM EDT
To: "Jerri Gaddis" <jgaddis@casebowen.com>, "HARRY PAULINO" <hpaulino@insight.rr.com>, "SHARON McDEVITT" <smcdevitt@insight.rr.com>, "DAVE PARSHALL" <dparshall@insight.rr.com>, "Len Pavuk" <lpavuk@insight.rr.com>, "Paulette Gentry" <pgentry@gee-zone.us>
1 Attachment, 4.2 KB

GLENABBY CONDO ASSN. BOARD MINUTES
June 12, 2012

The regular monthly meeting was called to order by President Dave Parshall. All Board members were present. Jerri Gaddis attended for Case Bowen. The minutes of the May 8, 2012 Board Meeting were approved as corrected.

Treasurer Len Pavuk reported \$8,172.94 in checking account; \$118,257.86 in Reserve Fund. Capital expenditures to date are \$10,752.00. \$8,295.00 for gas grounding. Water payment deficiencies: Caudill, \$44.81; Rockford, 3 units late; Ward appears behind, purchased Brooks' unit. Linda Landis sale, \$16.78 late. We will have a big concrete bill this month.

Len then reported on Patio Committee results: A meeting was held on May 23. Len submitted a 4 page report (placed in Secretary's Minute Book). A discussion followed: installation of the door may require some re-wiring; need for an outside light fixture; an outside electric outlet would be permitted; the cost and maintenance of the patio is the unit owner's responsibility. Do we need one contractor or can each unit owner enter into his own contract and contractor? Atty. Kepko reported the Declarations do not have to be amended to install patios.

Regarding the assistance of the unit owner having the main water shut-off valve in his/her unit, all owners responded except Ron Young. Joyce Tsang gave us two numbers. Another request letter is being sent to Ron Young and Atty. Kepko has responded with answers to several issues. Another issue with Ron Young is the propriety of renting a room in his unit.

Letters were mailed requesting unit owners to ground their TV Dishes by the end of July. Dave has researched the issue extensively but there is much disagreement among owners about complying with our request. Some say it is a violation of FCC regulations which expressly permit TV dishes. However, our review, as well as Atty. Kepko's, indicates that these regulations do not restrict the right to require the dishes be grounded for safety purposes. Some discussion followed: best method is to insert a copper-clad rod eight feet deep. Jon and M. J. Yaeger installed a copper rod. Mr. Hartley, electrician, advised using a copper rod.

Wickline has received another violation letter, with fine, and has requested a hearing, to be held June 19th at 1:30 p.m.

Concrete repair is going forward, as some walkway and porches are completed. Wendy submitted a complaint, saying the work was sloppy and trucks left oil stains. We will have a walk-through after the work is done.

Rockford responded to our demand for more money on the \$10,000.00 issues, and said no more. We

claim what they did with this money was not maintenance/reserve fund dollars, but Rockford's construction work. Bodine/Perry had "flagged" the use of these monies in their audit report. Harry Paulino moved that we request Atty. Kepko to send another demand letter to Rockford requesting reimbursement in full; Sharon McDevitt seconded; upon vote, motion unanimously carried.

We have requested Rockford to put a grate over an open drain sewer, but it has not responded as yet.

Under New Business, the Decorative Committee has met. Poles should be no higher than six feet. Rocks on borders to retain mulch should be OK. Discussion of clutter vs. decorations? Use of limited common areas and common areas? Jerri submitted examples of rules from several other condominiums. We will take up the enforcement issue later. Rules are to be issued in September/October with compliance requested by next spring.

New violation observed as Pat Huggard removed a common spirea, not replanted, and died. Cost \$29.99 to replace. We will send a letter advising her of rules, not to remove common property without approval of the Board. There was a short discussion about the bad patches of grass in Gentry yard. This condition is probably due to very poor soil in our area which is not conducive to sustaining grass growth.

Donna Denish's request was approved, to place edging pavers around her front area. Linda Landis' request was approved for more mulch and some flowers in limited common areas. For mulch, call Bill, Ameriscape, at 863-5400. Dave Parshall's request was approved, to remove a hydrangea which is in "bad shape" and to replace it with something else. Angie Ward's request was approved, to remove some grass adjacent to sun room and replace with mulch and a bed.

John DeRoche is to be called to repair and repaint patio fences. Also request him to do some re-caulking of windows and seal the outside window sills. Len suggested we install metal collars around patio posts to prevent weed-wacker damage. Len asked a procedural question about how to notify owners of their request approvals; Dave responded he notifies owners by e-mail.

Dave noted that we have some kind of open PVC pipe, 8" in diameter, in the yard area outside of the Club House. It is now covered with a rock and stake to prevent one from accidentally stepping into it.

Our next Board Meeting will be held on Tuesday, July 10th at 1:30 p.m.

Paulino moved to adjourn, seconded by McDevitt, motion carried.

Respectfully submitted,

Harry Paulino, Secretary.

From: "Harry Paulino" <hpaulino@insight.rr.com>
Subject: **Glenabby Board Minutes**
Date: August 14, 2012 9:46:38 AM EDT
To: "Jerri Gaddis" <jgaddis@casebowen.com>, "HARRY PAULINO" <hpaulino@insight.rr.com>, "SHARON McDEVITT" <smcdevitt@insight.rr.com>, "DAVE PARSHALL" <dparshall@insight.rr.com>, "Len Pavuk" <lpavuk@insight.rr.com>, "Paulette Gentry" <pgentry@gee-zone.us>
▶ 1 Attachment, 4.4 KB

GLENABBY CONDO ASSN. BOARD MINUTES
July 10, 2012

The regular monthly meeting was called to order by President Dave Parshall. All Board members were present. Jerri Gaddis attended for Case Bowen.

By unanimous consent, the Board suspended the regular Order of Business to allow Pat Huggard to speak concerning her issues: 1. All members should have a voice and vote with regard to adoption of rules involving aesthetics. Dave's response: we do listen to owners. We had seven people on the Landscape rule committee, all had a variety of opinions. The Board is not legally bound to submit all matters to the membership where the Board has authority pursuant to law, declarations and by-laws. With regard to Pat's removal of a spirea bush which was improper, a letter was issued to her, but withholding a violation.

The regular Order of Business was resumed. The minutes of the June 12, 2012 Board Meeting were approved as printed and published.

Treasurer Len Pavuk was unable to make a report by reason of the storm which caused a power outage in our area for about a week or more. Jerri Gaddis reported that U. S. Bank was slower in reporting financial statements for the same reason. The bill for the concrete work has been paid. Also the bill from Attorney Kepko (amount of \$1000+) is to be paid.

Dave submitted a written report of the Wickline violation appeal hearing held on June 19, 2012. Issues concerned Wickline's construction trash removal, double-axle trucks on the premises, his use of visitor parking and his excuse that he has been working on other unit owner jobs. Resulting action: Wicklines agreed to abide by their Agreement of August 2011. A letter is to be sent to them waiving any fine but admonishing them to live up to the August Agreement. The letter was sent by Case Bowen on June 21, 2012.

Dave began a discussion of the issue: "how much is too much" referring to unit owner's use of limited common areas, multiple plants, statues, flags, etc. A Handbook of rules governing usage of various areas is being printed and to be mailed by Case Bowen to all unit owners, asking for compliance by January 1, 2013. ^{10/20/12}
The area between the sidewalk and exterior wall may be used for plants. The area between walk and driveway ^{to} is generally a mulch area. The area from the end of the walk, around the front of a unit and past the sun room ^{comp'} is also a mulch area. There followed a discussion of various types of decorative items.

Len Pavuk submitted a Patio Committee Report, dated June 18, 2012, with guidelines for construction of patios, including several pages of drawings for further guidance. Sharon moved to accept and approve the report, second by Paulette, upon vote, the motion carried.

A meeting is schedule for July 14, 2012, to review the dish grounding issue.

The Rockford \$10,000 refund issue was next discussed. Our documentation information was sent to Attorney Kepko. He is to write Rockford asking for its documentation of unit owner's requests made to Rockford which it claims justifies its retaining most of the \$10,000. Jerri noted that roadway maintenance was listed as a capital fund item in the Reserve Study.

The concrete work contracted for has been done. However, McGiffin requested the contractor to lower the grade of his porch floor, with the result that it is now lower than the door sill. This has required the adjustment of the porch support post, causing some "scraping" damage to the concrete. Question, how to repair this damage?

Next, a discussion of the Ron Young confrontation with Tim House who was trying to do the concrete garage apron work. Mr. McGiffin witnessed the incident and reported that it was an extended verbal assault by Mr. Young upon Mr. House, which was of a very threatening nature. Dave submitted a written report on July 10, 2012, of his review of the incident. Pending yet is how to respond to Mr. Young's continued obstinacies to comply with Association standards. The fact that he has a renter there was also mentioned again.

Late summer and fall projects include: McGiffin's porch; capping the sewer hole next to Medor's driveway; painting patio fences; clear recaulking of windows and sealing window sills on four season room areas; filling missing mortar holes in stone. Furnace vent pipes (52 in number) still need to be extended to comply with code.

Glen Beck's request was approved, to install brick edging. Mr. Beck's request that we appoint an Architectural Committee was discussed; we will not do a committee.

Discussion of two new rule violations: Kents have a six foot high ornament in the grass; also a wrought iron item bolted to the patio fence. Becks also have bolted a wrought iron pipe to the fence. No action will be taken until the new Handbook of Rules has been published, after which time if these violations are not abated, violation letters, with fines imposed, will be mailed to Kents. Becks will get a warning letter. Sue Allen obtained new trees which were staked by Davies Landscaping.

Dick and Barb Epp have purchased Comtois' unit at 5272 Abby Gate Ave. Their daughter is to be married and has requested use of the Community Club House.

The meeting was adjourned upon motion and second, carried.

The next Board meeting will be Tuesday, August 14, 2012.

Respectfully submitted,

Harry Paulino, Secretary.

GLENABBY CONDO ASSN. BOARD MINUTES
August 14, 2012

The regular monthly meeting was called to order by President Dave Parshall. All Board members were present, except Paulette Gentry, excused. Jerri Gaddis attended for Case Bowen.

The minutes of the July 10, 2012 Board Meeting were approved as corrected, upon motion by Sharon McDevitt, second by Len Pavuk.

Treasurer Len Pavuk: our checking account, end of June, \$4,464.51; money market Reserve Fund, \$119,302.72. Checking account, end of July, \$6,325.06; Reserve Fund, \$120,347.77. Normal bills were paid. During the past two months, the water meters for three units could not be read.

Dave Parshall reported all satellite dishes have now been grounded. Stonerock Electric has been paid in full. Next, a discussion about the TV cables: Direct TV should be able to remove cables off the roofs and connect to the main cable box in each unit. Also, there is a problem in connecting a cable to Cheryl's kitchen. There was a motion, seconded, carried to send a letter of thanks to Jon Yaeger for his assistance in grounding the satellite dishes.

The latest Rules booklet was mailed Saturday, August 11th. It was noted that there were multiple typos and spelling errors which are to be corrected. We wish to have compliance by the end of October and landscaping/plants compliance by March 1, 2013. A letter will be circulated with greater details. A truck was parked in the area for approximately two weeks, while the owner had flown out of town. A unit owner, who had been authorized to "top" off a tree, instead took it completely down. A pin wheel placed in a limited common area has been removed.

A unit owner whose patio extension plans were approved has now placed a seven foot tall wrought iron planter of sorts, with an adjoining "golf" figure, in the grass. A second notice will be mailed to move these items into an acceptable place.

Ameriscape planning: we will have Oriental grasses cut back for the winter, together with other entrance areas to be trimmed. Also survey dead trees and remove dead and other not so desirable plants with something more suitable, perhaps red barberries.

We should review our fine policy. A hearing will be required. Jerri will contact the unit owner who is in apparent violation of the renter rule as well as a failure to comply with our request for a contact person in the event of a water meter problem should one occur in that quad. If we have no success, we will ask Attorney Kepko to send a registered letter.

Plans for four patio installations were approved: Smiths, McDevitts, Mary Walters and Pavuks. A document must be signed, each unit owner to be responsible for all future maintenance. Perhaps these agreements should be recorded in the Franklin County Recorder's Miscellaneous books to insure notice to subsequent owners. Patios shall be built in conformity with the Condo rules now in force; any additional items arising later can be submitted with a

request for approval. The only Columbus permit required is for the electrical work. Len Pavuk moved to accept the four requests, seconded by Sharon McDevitt, motion carried unanimously.

Andi Allen will be preparing a Condo newsletter. We will have an article about the legal incidents of condo living and ownership. Also a note about the Pavuks trophy received from the American Rose Society when they participated in a showing recently.

The revised agreement letter for use of the Community Center has been completed.

The Board has tried to resolve the McGiffin's door sill problem. Condo Declarations state that it is the unit owner's responsibility to remedy this problem and a letter has been mailed to that effect.

It was noted that perhaps Donna Denish's unit has some loose shingles below the ridge vent and flashing. We will have John check this out.

Sharon suggested we paint the fire hydrants. No action taken.

As there is some sort of conflict, the next meeting will be held on the third Tuesday of Sept., the 18th. The meeting was then duly adjourned.

Respectfully submitted,

Harry Paulino, Secretary.

From: "Harry Paulino" <hpaulino@insight.rr.com>
Subject: **Glenabby Board Minutes**
Date: October 12, 2012 10:33:52 AM EDT
To: "Jerri Gaddis" <jgaddis@casebowen.com>, "HARRY PAULINO" <hpaulino@insight.rr.com>,
"SHARON McDEVITT" <smcdevitt@insight.rr.com>, "DAVE PARSHALL" <dparshall@insight.rr.com>,
"Len Pavuk" <lpavuk@insight.rr.com>, "Paulette Gentry" <pgentry@gee-zone.us>
▶ 1 Attachment, 4.2 KB

GLENABBY CONDO ASSN. BOARD MINUTES
Sept. 18, 2012

The regular monthly meeting was called to order by President Dave Parshall. All Board members were present; Jerri Gaddis attended for Case Bowen. The minutes of the last meeting were approved as corrected, upon motion by Sharon, seconded by Len.

Treasurer Len Pavuk reported checking account balance on 8/31/12 at \$9,311.39; Reserve Fund, \$121,392.88. He noted that Lynne Ehrlich was using a new format for the financials; monthly assessment is first shown as \$155.00, then payment is noted. All financials are in order.

Dave reported the Ameriscape work as contracted has been completed. We discussed the exterior/interior damage issue and the \$500 maximum Assn. liability policy, and based on Attorney Kepko's legal opinion our policy must be changed, we are responsible only for exterior damage and the owner must bear interior costs of repair, with two exceptions: where there is Assn. insurance to cover interior damage or the interior damage is the result of negligence by the Assn. All unit owners will be notified by email.

Request Atty. Kepko to write Rockford for the \$2,000 it offered, related to Kloeb request.

Back to Ameriscape and fall projects. There is a bid of \$4500 to repair the "green" area behind CC. Method submitted will not work. We have contracted for grub treatment. Jaeger's grubs treated week of 9/11. We had the soil and turf examined by Barb Bloetcher whose opinion was to prepare 1" of soil, add COM fill rich in nitrogen and next spring, seed. Dave was given permission to get three estimates with some further discussion of doing unit owners first. Window sills to be water-sealed. Discussion whether furnace vents are code; Len suggested we check with city and Dave will make a phone call before we spend money to extend them.

Dave noted the Glenabby Newsletter has been published. No comments received. Dave thanked Andi Allen for her work. Next Letter to go out in February 2013.

New Business, Dave to be reimbursed \$50 payment to Barb Bloetcher for her turf time and several other advancements; motion to approve payment by Sharon, 2nd by Len, motion carried. Paulette obtained Board approval to kill grass and weeds. Jennifer Besco is closing on 11/24. Discussion about her inspector's findings re attic "gap" and possible raised vent shingles. She submitted some photos which were somewhat difficult to read.

On Nov. 5th, we will do a "walk through" for violations of rules. We will purchase a life ring for the pond. Len gave a current report on patio construction. Our Fall Membership Meeting is to be held on Oct. 24th, with our insurance representative to speak. Next Board Meeting will be Tuesday, Oct. 16th at 2:30 p.m.

Motion to adjourn by Harry, 2nd Paulette, meeting adjourned.

Respectfully submitted, Harry Paulino, Secretary.

Property of glenabby.org

From: "Harry Paulino" <hpaulino@insight.rr.com>

Subject: **Glenabby Board Minutes**

Date: November 19, 2012 12:14:42 PM EST

To: "Jerri Gaddis" <jgaddis@casebowen.com>, "HARRY PAULINO" <hpaulino@insight.rr.com>, "SHARON McDEVITT" <smcdevitt@insight.rr.com>, "DAVE PARSHALL" <dparshall@insight.rr.com>, "Len Pavuk" <lpavuk@insight.rr.com>, "Paulette Gentry" <pgentry@gee-zone.us>

1 Attachment, 4.2 KB

GLENABBY CONDO ASSN. BOARD MINUTES
Oct. 16, 2012

The regular monthly meeting was called to order by President Dave Parshall. All Board members were present; Jerri Gaddis attended for Case Bowen; Sharon McDevitt was excused. The minutes of the last meeting were approved as corrected, upon motion by Paulette, seconded by Dave.

Treasurer (Len not here at this time), Dave reported checking account balance on 9/30/12 at \$7,556.77; Reserve Fund, \$122,437.87. We Have Atty. Kepko bill for \$131.25. Rockford (Wick) to send \$3,439.00, claim is considered settled. Harry received a check to be delivered for life ring/rope for pond, \$115.29. \$176.14 is to be paid to Columbus Pest Control (Berkowitz/Guthoff ant treatment).

Dave reported the roof hole has been repaired at Jennifer Besco's, 5295 Abby Gate Ave. (work done by John LaRoche). Also John repaired the drywall (moisture problem) at Terri Wise's unit. The height of the roof furnace vents is according to code, per City concurrence. (The transition study was incorrect).

Len arrived, gave above figures for checking and reserve fund. He had one concern regarding some water bills appear not up to date. W. Albany condo units in arrears. Jerri explained how late fees are calculated.

Len reported the patios are substantially completed. Dave said a grub letter has been mailed and grubs were treated by Ameriscape.

Under New Business: After much study by Dave, we have contracted with Rocky Fork Landscape to repair the "green areas" behind the CC, to include adjoining landowners. Treatment will be Round-Up (perhaps twice), raking, Comtill, seeding and straw cover. Ameriscape has aerated. On Nov. 5th, 2 p.m., we will do a "walk through" to note rule violations; most people are in compliance.

The Agenda for the Fall Meeting to be held on Oct. 24th was discussed. We will have a Treasurer's report and explain the Budget for 2013. The total monthly fee will increase to \$165.00/month, and the proportion of that fee for the Reserve Fund will increase by \$6.00, (per the option selected by the Board) as previously explained at the Fall Membership Meeting held on Oct. 27, 2011. It will be noted that some sewer grate work has been done; sidewalks will be deferred to next spring; we had a discussion about having sufficient reserve funds for any roof repairs. Some blacktop problems were noted. Other grass areas to be treated next year. Jerri mentioned Rockford's new construction; Rockford must amend the Declarations and then has to pay fees on the new units on the first of the month following the filing of the Amendment. Other items were mentioned as noted on the Agenda.

Next meeting is set for November 20th at 1:30 p.m.

Respectfully submitted, H. Paulino, Secy.

Property of glenabby.org

COLLECTED

GLENABBY CONDO ASSN. BOARD MINUTES
Nov. 20, 2012

The regular monthly meeting was called to order by President Dave Parshall. All Board members were present; Jerri Gaddis attended for Case Bowen. The minutes of the last meeting were approved as corrected, upon motion by Sharon, seconded by Paulette.

Treasurer's report: checking account balance on 10/31/12 at \$11,348.23; Reserve Fund, \$126,922.11. Len asked Jerri about water bill reporting. Also to explain "Cash Receipts" vs. "Activities Report." She explained, for example, Mohre has paid Assn. dues to end of year, \$155.00 will not show on "Cash Receipts." "Aged Owner Balance Report" is a receivable over 60 days, we should then be concerned.

The Wickline water meter may be a problem again. Replacing a defective water meter is the owner's expense. Dave will again check Wickline's meter. If a defective meter is not replaced by the owner, we should replace it and assess the cost to one's water bill.

Len emailed the Board copies of the proposed 2013 budget. Discussion about the pro-
ration to the Reserve Fund, we are adding \$6.00/month to the present \$11.60 reserve
contribution. Len moved to accept the proposed 2013 budget, Harry seconded, upon vote,
motion carried. Jerri will send out the budget with the new monthly association dues' coupons.
Case Bowen has a new software program with additional features, for "property management
accounting." Len also noted that all patio construction is done; any additional changes must be
submitted to the Board for approval. The Rocky Fork contract requires it to come back next
spring to re-seed, if needed, without additional charge to us. The Rocky Fork invoice for
\$4,692.20 is to be paid out of our Reserve Fund. Len moved to pay this invoice, seconded by
Sharon, upon vote, motion carried.

Regarding violations, most unit owners are complying. Board members met personally
with Wendy, Sandy and Remy, all are in compliance now; Mays complied with the statue issues.
Medor's dogs still barking. We need to know who is living where, no renting of rooms allowed.
One of the Medor sons moved out and now grandma and aunt are living there. Email violation
letters were sent to Mays, Medor, Beck, Kent, Kravitz, Wickline, Mohre and Ward. Ward's ivy
was there when they moved in; if they do not remove it, we should by using Round-Up. Judy
Maa has removed the wire attached to her unit. Dave noted we have sought compliance by an
informative approach and we have had to be more forceful with only a couple of unit owners.
The life-saving ring will be installed near the pond, perhaps by Tim House. Street cleaning
equipment came in here for two days; this cost should be billed to Rockford as it apparently
requested it to clean up any mud or dirt left during its construction of new units.

Under new business, Dave discussed the letter from Case Bowen/US Bank. Gutters are
to be cleaned of leaves. John DeRoche is to check out those needing repair, e.g. Epps? Sandy's
on the street side, and 5284 Abby Gate Ave.? We have new owners, Richard Main purchased
Jennifer Besco's unit and Deanna and Rick White bought Chuck Boulangier's.

We next discussed the use of portable generators and what the policy should be, regarding storage and gasoline restrictions. Jerri is to obtain some info from Homestead Condo at Morse & Hamilton Roads. It was noted we have no master electric cut-off switches on our electric panels. We need a committee to study the generator issues. In the Community Center, Len removed the wobble from the table, the disposal has been repaired, a new belt installed in the sweeper and the Center cleaned. Christmas Party to be held Dec. 8th.

Dave Smith submitted a request to install 3 stepping stones to get from the grassy area to his patio; Paulino Gentry moved to accept, Len seconded, upon vote, motion carried.

Our next meeting tentatively for Dec. 18th. Upon motion by Harry to adjourn, 2nd by Len, upon vote, motion carried. Adjourned.

Harry Paulino, Recording Secretary.

Correction to Reserve Fund contribution information:

During the 2012 calendar year, of the \$155.00 monthly assessment, the contribution to the Reserve Fund was \$20.00. For 2013, the monthly assessment is being raised to \$165.00/month. From this amount, an additional \$6.00/month will be added to the Reserve Fund, thus from the 2013 monthly assessment of \$165.00, \$26.00 will be set aside as a contributed to the Reserve Fund.