

**GLENABBY CONDO ASSN. BOARD MINUTES**  
**Jan. 21, 2014**

The regular monthly meeting was called to order by President Dave Parshall. All Board members were present. Denise Brown attended for Case Bowen. As a hearing had been requested by Michael Medors, he, his wife, Stefanie, and his son Joel who resides at the unit known as 5242 Bridwell Lane, Westerville, OH 43081 were present. Joel's live-in companion, Denise Walsh, who had moved into the unit about one and one-half years ago, with her small dog "Piper", arrived later. Joel and his father, Michael, presented their position why the Board should not enforce the "two dog" rule as the third dog was a "visiting" dog. In addition, Joel noted that he is in contract with a builder to complete a house elsewhere by the end of August, 2014, in which event he would be leaving the condominium with all three dogs. The Board then took the matter under consideration and the Board then voted to impose a \$50. fine due now and additional fines of \$25.00 per month until the August 31 departure date of the third dog. The additional fine will not be collected until August, but will be waived if the Medors meet their August departure timeline.

The Board then resumed the Regular Order of Business. As the minutes of the last meeting held November 19, 2013 (there being no December meeting), had not been fully published to all Board Members, they were read by the Secretary; upon motion by Sharon to approve the minutes as read, seconded by Paulette, the motion was carried.

Len, Treasurer, reported our checking account balance as \$13,073.15, Money Market Savings, \$129,590.54s, total of \$142,663.69. To close out water bill accounts for the year 2013, Len requested letters be sent to those having some kind of delinquency: Matt Lehman, Angie Ward, Gautam S., Joyce Tsang, Greg King and Windstead Properties. Len noted that Robert Young has paid in advance.

Dave reviewed the Agenda: A proposed statement of the Medor's case decision will be forthcoming, subject to the Board's confirmation of the terms tentatively proposed. Next, the Board reviewed the Landscape proposals by Ameriscape, Rocky fork and EMI. Len noted that the 2014 Budget item for landscaping was set at \$22,000.00. After a thorough discussion of the quality of work that we have experienced, together with the bid amounts of each, and what we learned from the EMI presentation and review by another condominium having used EMI, Harry moved that we accept the EMI bid for the coming year, subject to minor changes relevant to our site, seconded by Paulette, upon vote, the motion carried without objection.

Denise Brown noted she has had several conversations with Sunitha and believes Sunitha may now have a clear understanding of how water bills must be collected and paid in a case where their unit is leased to another party, as the owner of a unit is still primarily liable for the payment of the bill.

Dave asked Denise what Mr. Rogers may be doing to observe violations during the winter months. Christmas violations were missed. During the winter months, we should only need drive and walk-through observations to check for parking, trash or holiday violations.

Next followed a lengthy discussion of the Joyce Tsang frozen water pipes situation. Dave had spoken with attorney Bill Kepko who has reviewed documents regarding Assn. liability, if any. Dave first noted on or about Jan. 10, 2014, a stream of water flowing down the street from the vicinity of Lowell Windom's unit. Waterworks Company was called and Sharon, authorized by Lowell to enter his unit, Dave and a Waterworks rep. entered his unit and found that the water was coming from Joyce's unit. Joyce, being in China, was notified several times by e-mail without much of a response. Attempt was also made to alert Joyce's parents who reside in N. J. Denise Brown then called the Columbus Fire Department and a lock-smith to gain entrance to Joyce's unit to determine what had happened. It was noted that the thermostat indicated that the furnace was off and that the inside temperature was the ambient air temperature. There was not sufficient heat to keep the pipes from freezing causing major water damage to several rooms of the Tsang unit. The Firemen turned off the water to the Tsang unit and the furnace was turned on and set at 65 degrees Fahrenheit. The Firemen in attendance ordered everyone out as it appeared the ceilings were about to collapse, with much other damage being observed. Joyce was again alerted by our Case-Bowen Rep., Denise Brown, that this was an emergency situation and we needed some answers about her insurance carrier and how she planned to cooperate. On Thursday, Jan. 16<sup>th</sup>, Harry noticed a ServPro truck in the driveway and upon speaking with the representative there, it was learned that Robert Kiger, employee of Fumon Tinon Real Estate, telephone 614-316-2870 had ordered ServPro to evaluate the interior damage. Dave also alerted our insurance rep., Sean Tackett, as well as Bill Kepko, attorney. Denise is to contact Robert Kiger with regard to his instructions to repair the premises, so that Lowell's rehabilitation company can proceed with its work in his unit.

Next, Dave addressed the damage done by snowplows to our pavement and speed bumps. He called Bill (Ameriscape) and Kim Hill to obtain repair information and cost. Speed bumps should be replaced at the end of the snow season. Denise suggested we get an estimate of cost and use it as a set-off against Ameriscape last billing.

Len then reported on the Patio issue arising from the new Rockford units with porches. His committee reviewed present guidelines as they might relate to these covered porches and Len presented these additional requirements with a document dated Jan. 1, 2014, entitled "Guidelines for Extending Porches on Bldgs. 3, 4, 5." Paulette moved to accept this document, seconded by Sharon, following some discussion, the motion carried.

Dave suggested we publish a Newsletter, perhaps with items noting our guidelines when snow will be removed, requesting owners when leaving for extended period to set thermostats sufficiently high to prevent water pipe freezing, that we are changing landscape companies and that Mr. Beck had died recently.

A pizza delivery driver damaged Andrea Polisseni's garage door and it was replaced.

There being no further business, Sharon moved to adjourn, seconded by Paulette, the motion carried, meeting adjourned.

Respectfully submitted, Harry Paulino, Recording Secretary.

## GLENABBY CONDO ASSN. BOARD MINUTES

FEB. 26, 2014

President Dave Parshall called the regular monthly meeting to order. The following board members were present, Paulette Gentry, Sharon McDevitt, Dave Parshall and Len Pavuk. Harry Paulino was absent. Denise Brown attended from Case Bowen.

### AGENDA:

#### Secretary's Report:

The Board reviewed a copy of the Secretary's report and a motion was offered to accept the report, seconded and passed by a vote of 4-0

#### Treasurer's Report:

Len Pavuk presented the Treasurer's report and the status as of 1-31-14 is as follows.

Operating Balance: 14,665.02  
Reserve Fund: 131,516.08  
Accounts Receivable: 184.15

**TOTAL ASSETS** 146,365.25

A motion was presented to accept the Treasurer's report, seconded and passed by a vote of 4-0

Len Pavuk brought to the Board's attention the Aged Owners Report and the balances that are owed as of this date. A request was made by Len Pavuk to Case Bowen that each unit owner on the report be sent a letter to inform them of their balance that is due. This can impact the voting privileges for the unit owner.

### OLD BUSINESS:

#### Letter sent to unit owner – 5280 Abby Gate Ave.

No response back from unit owner, no further action required by the Board.

#### Violation Letter to unit Owner – 5316 Abby Gate Ave.

The fine has been paid by the unit owner and a land contract was received from them.

#### Violation Letter to unit owner – 6272 Abby Gate Ct.

Unit owner has not completed the corrective requirements of the identified violation and a second follow up letter will be sent with possible fines identified. They will have until 3-10-14 to comply. Vote of the Board 4-0 for the letter to be sent.

**Landscape Contract:**

The Board has entered into a contract with a new provider for landscape and snow removal services. The new provider is EMI and the contract will be effective on 3-1-14. Preliminary discussion on procedures has taken place.

**Unit owner – 5299 Abby Gate Ct. Water Damage Status:**

A brief discussion took place on this subject. The Insurance Company for the Association has provided the Board with a letter denying the claim that was presented to them. The reasons are identified in the letter. Case Bowen has requested an approval from the Board to provide a copy of the letter to the other insurance company involved. A motion was presented and passed by a vote of 4-0 to provide a copy of the letter to the other insurance company. No further activity is planned at this time on this issue.

**Social Committee Report:**

A questionnaire will be sent out to the community for their input on future activities.

**NEW BUSINESS:**

**Unit Owner – 5318 Bridwell Ln** has submitted a request to extend the existing porch. A motion was presented to approve this request per the Association Guidelines, seconded and passed by a 4-0 vote of the Board.

**Unit Owner – 5314 Bridwell Ln.** has submitted a request to add an electrical transfer switch located in the garage. The request will follow the Association guidelines as outlined under the Generator Addition Requirements. A motion was presented to allow this request and passed by a Board vote of 4-0

**Choice Solutions Status:**

A brief discussion took place on this issue. No activity is necessary at this time.

**Unit Owners Meeting:**

The annual meeting of unit owners was discussed and the date of April 22, 2014 was selected. Case Bowen will send out to the unit owners the appropriate letter and forms by March 10 and to be returned by March 28, 2014. A sample ballot will be mailed out by April 11, 2014.

**Revised Contact Guidelines:**

A revised contact list will be sent out to the community

**File Cabinet:**

The purchase of a lockable file cabinet will be investigated to house Association Documents.

**Association Newsletter:**

The newsletter has been completed and will be sent out to the community via e-mail. Those who do not have a computer will be given a hard copy.

A motion was presented to adjourn the meeting, passed by a Board vote of 4-0

Respectively Submitted,

Len Pavuk – Acting Secretary for Harry Paulino / Secretary

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**GLENABBY CONDO ASSN. BOARD MINUTES**  
**March 18, 2014**

The regular monthly meeting was called to order by President Dave Parshall. All Board members were present, except Paulette, excused.

The minutes of the last meeting having been published, upon motion by Sharon to approve, seconded by Harry, the motion was carried.

Len, Treasurer, reported checking account balance as \$16,831.65, Money Market Savings, \$133,441.16, total of \$150,272.81. Denise reported on payment of water bills. Three not paid currently, cannot vote: Greg King, Ron Young and Judy Maa. Dave has a credit; discussion about Guardian Water billing statement, does not show credits. Sunitha has renter Taylor now on the water bill; Question whether Tsang's meter is defective; Denise to check it out.

Under Old Business, Mays' manger scene has been removed. No news on Tsang's unit; Kiger may be getting repair bids. Dave to look over Board's "errors and omissions" policy. File cabinet purchased for \$170.00; Len moves bill be paid, Sharon seconded, carried. Social Committee, Board should approve its activities; Assn. cannot pay for food. Discussion that participants doing a walk on premises, should sign hold harmless or a disclaimer notice. Request was suggested about placing exercise equipment in CC; we have only \$5,000 coverage for personal injury.

New Business: The April Annual Meeting will be held on April 22<sup>nd</sup>, at 7 p.m. Agenda will include reading of minutes, Treasurer's report and summary of 2013/2014 projects.

Three must be elected to the Board.

Len will have budget information available. LEN TO READ INCOME TAX STATEMENT AND ASK FOR A MOTION. Mention of frozen water pipes. Denise is to do the ballots. King, Young and Maa cannot cast ballots.

Small dog defecation issue near Judy Maa's unit, ownership of dog not known.

Sharon moved to adjourn, Len seconded, carried. Next Board Meeting is April 15, 2014.

Respectfully submitted, Harry Paulino, Recording Secretary.

**GLENABBY CONDO ASSN. BOARD MINUTES**  
**April 15, 2014**

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

Harry Paulino moved to approve the minutes of the last meeting as published, seconded by Sharon, the motion was carried.

Len, Treasurer, checking account balance as \$20,808.63, Money Market Savings, \$135,366.86, total of \$156,175.49. Condo fees have been paid. Water bill delinquencies: Matt Lehman, Greg King, Ron Young and Judy Maa. Dave asked a question about our Reserve Fund yearly increases; they are to be raised \$6.00/unit each year; 2015 Condo monthly fee will then be \$181.00.

Dave asked about storm door requirements; they are to be full view and brushed nickel. The pond is part of our property, not city property as some have mentioned. Mention of the Preston Woods blue heron sanctuary—we will need their support regarding our areas.

Len noted a discrepancy in the patio concrete additions to the porch areas. A different construction plan is needed. The Patio Committee has modified the plan so that the additional pad joining the original porch will conform to the new schematic. Len moved to accept the revision, Sharon seconded, the motion carried.

New requests for changes: Donna Denish, windows; Shaaron moved to accept her plan, Len seconded, carried. Sharron Fisher, re tomato plants in front common area; they should be OK if the pot is moved to the right SE corner of her sun room; moved by Sharon, seconded by Len, carried as modified. Marilyn Bates wishes to add landscape shrubs and a tree; can approve all except no plants along the outside length of the fence; Paulino moved to accept with these restrictions, Len seconded, carried. Dave, to remove rocks in front of door area and replace with rubber curbing-type material; Len moved to accept this plan, Sharon seconded, carried.

2014 projects to be considered: Len stated the list will involve a lot of dollars, we should walk through and evaluate needs very carefully. We need to fill pot holes and do something about the washed-out pavement areas; entrance way plants, what kind and who is to water? Some areas need re-seeding. Concrete collars are needed in two areas. Where one has had ice dam problems, we need to reseal joints. May had a shingle problem, remedied by a roofing company. Will we have pavement ant complaints? Len noted the parking block in front of CC should be re-staked. The corner at Janet Carter's sunroom area is washing away. The Assn. cannot pay for advertising the garage sale.

An organizational meeting, with new Board members, is to be held within a few days after the election at the Annual Meeting.

Harry moved to adjourn, Sharon seconded, carried. Adjourned to May.

Respectfully submitted, Harry Paulino, Secretary.

**GLENABBY CONDOMINIUM ASSOCIATION**  
**ANNUAL MEMBERS' MEETING**

**APRIL 22, 2014, 7:00 P.M.**

Due notice having been given to all members of the time and place for the Annual Meeting to be held on April 22, 2014 for the purpose of electing three members to the Board of Directors, each of whom will serve a two (2) year term, to review the status and financial condition of the Association and to take up other business that may be appropriate, the meeting was called to order by President David Parshall. In attendance were Denise Brown, our Case Bowen representative and Bob Bowen, of our Management Company, together with all present Directors.

Dave opened the meeting by introducing Denise Brown and Bob Bowen.

It was announced that the Minutes of the last Annual Meeting, held April 23, 2013, had been published; there being no additions or corrections suggested, Richard Epp then moved that the minutes be approved as published, seconded by Chuck McNamee, the motion carried.

Len Pavuk, Treasurer, then reported on our financial condition. As of December 31, 2013, our current operating Checking Account had \$13,073.15; our Reserve Fund, a balance of \$129,590.54. At the end of our fiscal year (which also happens to be a calendar year), we had total combined funds of \$142,663.69. Len stated he would be available after the meeting to answer any questions about his report. Our actual 2013 income was \$111,474.98 (a calculation based on the monthly assessment of \$165.00/month, times the number of units, which results in a fixed amount,) plus a few miscellaneous amounts from rental of the Community Center, account interest earned and reserve fee income. Income for 2014 is presently based on 60 units.

For the year 2013, we budgeted \$82,590.00 for expenses, but actually spent \$88,729.05. Exceeding the budgeted amount for expenses was caused by several unplanned events requiring immediate repair and some unplanned capital expenses, all as shown on the Treasurer's Report. \$17,418.00 was also transferred into our Reserve Fund. Income exceeded expenses by \$5,327.93.

With regard to the matter of income monies in excess of the budget which the IRS deems to be taxable income, IRS having started to audit other condo associations and finding tax delinquencies, and several tax attorneys and accountants having been consulted, and pursuant to IRS requirements as to proper disposition of the excess, Len Pavuk then submitted the following motion:

"I move that net income for the end of Fiscal Year 2013 be applied to the 2014 Fiscal Year's Budget so it is not considered taxable income per IRS Ruling 70-604, 1970-29."

Dave Smith seconded, upon vote, the motion carried.



Dave Parshall then summarized some of our 2014 projects:

1. As Phase One units are now 7-8 years old, white wood trim should be evaluated for repainting.
2. White bleached areas of our asphalt should be evaluated for repair; according to Hill, the areas should be removed and re-paved.
3. We need a committee to study and beautify the entrance area, with new plantings. Several areas need reseeding, also those areas damaged by snowplows.
5. Rockford, upon completing its work, needs to repair roads and install concrete collars around sewer drains.
6. As some units sustained ice damage, we need to recaulk around roof and garage dormer seams.
7. Concrete sewer drain collars must be installed at Kent and Bate's units.
8. Parking block in front of Community Center, dislodged by snowplows, needs to be secured.
9. AEP has been called to repair non-working street lights.
10. A Newsletter Editor is needed, to publish perhaps quarterly.
11. A retaining wall should be installed for the Carter unit.
12. Sandy Kloeb's water problems need to be resolved; the Board will consider several solutions. A short exchange followed between Sandy and the Chair, as to the proper solution.

The Board may consider other projects as they come to light. Dave noted that the Boards, since taking over from Rockford, had accomplished a Transition Study and resolved several other issues left by Rockford. He mentioned the Green Area behind the CC which has been a drainage and surface problem. We had four professional companies offer solutions. The soil is clay and rocky and will never look like a golf green. Rocky Fork Landscaping did some drainage and reseeding work. Discussion followed, with suggestions from the floor, to plant trees in the area. We had hoped that the speed bumps would slow down the traffic and it was noted that we show courtesy in driving and using the roadways.

Sharron Fisher, Social Committee Chairperson, reported on the results of the questionnaire and some of the current and future activities that are planned for the community. The Men's Luncheon at Little Turtle Golf house was a nice event. The women are doing aerobics and walks. Some future activities might be card nights and bingo and perhaps an ice cream social this summer.

Terry McGiffin reported on garage sale activities; one to be held on May 31<sup>st</sup>. About 6-12 neighbors participate. Last year \$55.00 was spent for advertising and a good response was had. A fall sale was also held. Len noted that the Association is restricted in what it can spend, if anything, for these activities.

The next matter was the election of three Board Directors to replace Dave Parshall, Len Pavuk and Paulette Gentry, whose terms will expire at the close of this meeting. Three nominees were presented: Len Pavuk, Dave Smith and Don Kraemer. Upon opening the nominations to the floor, Dave Smith nominated Richard Epp. Upon inquiry, there being

no further nominations, motion made and seconded to close the nominations was carried. At that time, a request was made to have each candidate identify himself and brief comments were made by each regarding his qualifications. A question was asked about the election of Officers; response was that the selection of our Officers is controlled by our By-Laws which require a President, Secretary and Treasurer and that the new Board must choose its Officers.

The Roll was then called and each qualifying unit representative signed in and was issued a secret ballot and additional ballots for each proxy held. The ballots were collected and counted, the results being, elected to the Board for a term of two years were: Don Kraemer; Len Pavuk and Dave Smith.

Dave Parshall received thanks for his good service as President; Dave, in turn, wished the new Board "good luck." Other mention was made at this time of our noise problem with the strip mall activities, a need for some kind of signing to identify in which direction units are located, a need to mark the location of the speed bumps during snowfalls, and the need to rid our low grassy areas of swampy conditions.

At that point, there being no further business to come before the meeting, Tom Fisher moved to adjourn, Len Pavuk seconded, the motion carried.

Respectfully submitted, Harry Paulino, Recording Secretary.

**GLENABBY CONDOMINIUMS**  
**MONTHLY BOARD MEETING**  
**5/20/2014**

Prior to Board Meeting a presentation was made by Barbara and Dick <sup>EPP</sup> Epps for the landscaping of the Entrance Way and Community Center. After lengthy discussion, the final decision will be made as soon as Board has opportunity to review in greater detail.

President Len Pavuk called meeting to order. All Board members present. Guests Denise Brown of Case Bowen and Shaun Tackett of State Farm also present.

The Minutes of the Organization Meeting of 4/28/14 were published and with no additions or corrections were presented for approval. Motion by Secretary to accept Minutes was made and seconded. Motion carried.

Treasurer reported that payment of all Condo Fees is current. There are 4 Units past due on Water Bills. Assets of the Association are \$161,418.28 with Equity of the same amount. Motion to accept Treasurer Report was made. Motion seconded and carried.

Shawn discussed the Insurance Policy in place relating to Property and Liability coverage.

Len presented his views on Meeting Protocol. Meetings will be conducted by Roberts Rules. He would like to see good dialogue with various opinions. Respect of others is essential. Be "Open Minded". Create new initiatives. The Board is not a "Police Force" and looks to Case Bowen being more active in this regard. Any discussion of violations will take place in Executive Session.

The Minutes of the Glenabby Condominium Annual Meeting of 4/22/14 were published and with no additions or corrections were presented for approval. Motion by Secretary to accept Minutes was made. Motion seconded and carried.

Fire Division Report received with recommendation to move Fire Extinguisher to Kitchen area. Relocation was accomplished.

Open Board Meetings to the Community was discussed and put on hold until the next Board Meeting.

Any Electronic Board Meeting requires the vote to be unanimous for passage. One "No" vote calls for a formal Board Meeting on the subject.

E-Mail approvals for landscaping were given to proposals submitted by:

6254 Glenabby Dr. 4/23/14  
6254 Glenabby Dr. 5/06/14  
5286 Bridwell Lane 4/29/14  
5317 Bridwell Lane 5/08/14  
6247 Abbey Gate Ct. 5/08/14

Community walk thru of 5/6/14 discussed. A priority list of work is to be established at a future Board Meeting. The issue of Dead Trees will also be included at the same meeting.

President to meet with Mr. Rogers of Case Bowen to discuss his agenda of inspecting our complex for violations.

Denise Brown talked with Choice Solutions about our being eligible to exercise an option to obtain a courtesy cable for the Community Center. It was made known that we are not eligible.

It was noted that we received \$372.33 in March from Choice. These funds, because they are not operating funds, could be available to help Social events.

A bill was submitted by Denise to pay EMI. Motion made to pay the bill was seconded and motion carried.

Reimbursement to Board members for any expenditure must be accompanied by a receipt. Receipts for payment to President were presented for:

Fire Extinguisher Recharging	\$ 4.50
2 reams paper and binder	\$36.34

Motion made to approve reimbursement was seconded and motion carried.

An E-Mail to the community will be sent by President for interest in becoming the Editor for a Newsletter.

A Seminar by Kaman & Cusimano, Attorneys, is being held at the Columbus Hilton Easton on 5/27/14. Attendees need to pre-register. Event starts with light refreshments at 6:00 p.m. with the meeting starting at 7:00 and runs to 8:30.

A TV report on Fires in Dryer Vents was placed for discussion. The report recommended that Condo Associations have Unit owners show evidence of "clean out" to protect all unit owners in one building. Research is needed by Board to see what liability we have and responsibility to have Unit owners perform Cleaning.

Board requested Denise Brown to obtain key to inspect 5299 Abby Gate Ave and report back to the Board her findings.

Motion to adjourn into executive session. Seconded and passed

Motion to adjourn was seconded. Motion carried.

Submitted by Secretary Don Kraemer.

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**GLENABBY CONDOMINIUMS  
MONTHLY BOARD MEETING  
JUNE 17, 2014**

All members, except for Harry Paulino, were present. Jerri Gaddis of Case Bowen sat in for Denise Brown.

Len Pavuk, President, called the meeting to order. The Minutes of the 5/20 Board Meeting and the 5/20 Executive Meeting were published with no additions or corrections and were presented for approval. Motion was made to approve and was seconded. Motion carried.

Minutes of the 5/21 Special Meeting were published with no additions but one correction (Epp vs. Epps). Motion made to accept Minutes was made and seconded. Motion carried.

Treasurer reported that all Condo Fees are current. There are 7 Units past due on water bills. Assets of the Association are \$166,338.57 with Equity of the same amount. Motion to accept Treasurer's Report was made and seconded. Motion carried.

**OLD BUSINESS**

Don Kraemer and Len Pavuk attended a Legal Seminar presented by Kaman & Cusimano, Attorneys. One issue discussed concerned having enough Fidelity Insurance coverage for Association Board Members. Motion made to increase the amount of coverage to the appropriate level. Motion to accept was seconded. Motion carried. The issue of coverage involving the Managing Company is in question and will be further investigated.

The issue of open Board Meetings was discussed. The decision was made to forward each members ideas to Len who will coordinate them for presentation at the next Board Meeting. A final vote will be made at that time. Motion made to approve was seconded. Motion carried.

Maintenance items that are now out for Bids include:

1. Painting Garage Door Moldings (7)
2. Caulking (5)
3. Reset Parking block at Community Center
4. Level dirt mound at Community Center
5. Build Retainer wall at 5323 Abby Gate Ave

Motion made to approve was seconded. Motion carried.

Two bids were obtained for replacement of the Backflow Preventer that is leaking.

Koorsen	\$1772.62
Waterworks	\$1325.27

Motion made to accept Waterworks proposal was seconded. Motion carried.

**DISCUSSION**  
**(Not requiring a vote)**

President reported there was no response to his letter to the Community for an Editor of a Newsletter. He will send a second letter on the subject and if no volunteer comes forward, the issue of having a Newsletter will cease being discussed.

Mr. Rogers of Case Bowen inspects for violations every Friday. He drives through on 3 Fridays and walks on the 4<sup>th</sup>.

Painting of building # 10 was rejected by Roche Construction. We are looking for other interested parties.

Jerri Gaddis will find out answers to questions raised about some financial information in their reports. She said that we are at liberty to call Karen Murley directly for any financial information.

Hoses for the Entrance Way and Community Center need to be properly stored. (Equipment is being purchased to accomplish) Also, the soaker hoses at the entryway need to be buried in the mulch.

The need for another street sign on Bridwell will be discussed with Rockford.

The Handbook and updates need to be reviewed and consolidated. This will occur over the next couple of Board Meetings.

Sharon McDevitt and Don Kraemer will deliver copies of Board communications to the Community to the 3 Unit owners without Computers.

**NEW BUSINESS**

The following Change Approvals were processed by E-Mail:

6254 Glenabby Dr.	Landscape
6254 Glenabby Dr.	Sunroom window replacement
5314 Glenabby Dr.	Porch Extension
5326 Bridwell Lane	Porch Extension
5358 Bridwell Lane	Porch Extension With Retaining Wall

The following Expense Approvals were processed by E-Mail:

\$760.87	Entryway Landscape	Dick Epp
\$ 25.79	5272 Abby Gate Ave (Bush replacement)	Dick Epp
\$525.00	6249 Glenabby (Ice Dam repairs)	Roche Construction
	6259 Abby Gate Ct. (Ice Dam repairs)	Roche Construction
	6042 Glenabby (Ice Dam repairs)	Roche Construction

The Minutes of the Board will now be forwarded to the community every month starting with the Minutes of the June 17<sup>th</sup> meeting which will be presented for approval at the July 15<sup>th</sup> Meeting. Len will E-Mail them.

Proposal by 5222 Bridwell Lane to bury the downspout discharge pipe near the patio was presented for approval.

Approval was given with the understanding that Unit owner is responsible for future maintenance. Motion to accept seconded. Motion carried.

Motion made to adjourn to Executive Session made and seconded. Motion carried.

Respectfully Submitted

Don Kraemer - Secretary



**GLENABBY CONDOMINIUMS  
MONTHLY BOARD MEETING  
JULY 15, 2014**

All members present. Denise Brown of Case Bowen was also present.

Len Pavuk, President, called the meeting to order.

Shaaron Fisher of the Social Committee placed before the Board two topics for consideration:

1. An invitation to the unit owners of the West Albany Condos to our social functions i.e. Card Night, Ice Cream Social, Bingo, Summer Picnic, etc. Their social functions are not well attended and the addition of some extra attendees could aid both communities. The Board needs to pursue issues of Liability, and possible discussions with the Board of West Albany.
2. Shaaron expressed interest in assisting anyone volunteering as Editor for the Quarterly Newsletter. She shared her enthusiasm for a Newsletter and hoped someone would step forward as an Editor.

Minutes of the 6/17/14 Board Meeting was published with no additions or corrections and was presented for approval. Motion made to approve was seconded and Motion passed. These are the first Board Minutes to be forwarded to all unit owners.

Treasurer reported all Condo Fees current. 7 units are past due on water bills. Assets of the Association are \$169,632.59 with Equity of the same amount. Motion to accept Treasurer Report made and seconded. Motion passed.

**OLD BUSINESS**

The issue of increased coverage of our Fidelity Insurance to include Case Bowen as mandated by our Declarations (page 12, Section 3) will result in an approximate additional \$600.00 dollar increase in Annual Premium. The initial amount of coverage will be \$200,000.00. It was also determined that Case Bowen has our community named on their Fidelity Insurance Coverage (\$500,000.00) as "additional obligee" as required on page 12, section 3, second paragraph of the Declaration.

This additional increase will also qualify our community to be eligible for FHA loans for unit owners.

Motion made to approve was seconded. Motion passed.

Open Board meetings to the community were finalized. Len Pavuk will send the procedures via E-Mail to the community. Motion made to accept procedures was made and seconded. Motion passed.

### NEW BUSINESS

The investment of our funds in Corporate CD's was presented for discussion. Presently our funds are in a Money Market account paying .04%.

The laddering of CD's over various terms would result in a much greater return than we are presently getting. Dave Smith, Treasurer will work with Case Bowen to accumulate information and present it to the Board at the 8/19/14 Board Meeting. Motion to research CD's made and seconded. Motion passed.

Approval of expenses, other than those under contract, will be given to President Len Pavuk for final payment. Len will share the information with the Board for approval. Motion to accept process was made and seconded. Motion passed.

Don Kraemer will shop for chairs and card tables for use in the Community Center. We were short of chairs at our Annual Meeting as a number of people were standing. Two tables and 10 chairs will be added. Motion to approve purchase was made and seconded. Motion passed.

The Handbook of Rules will be updated by appointment of 3 Board Members to review and present to the Full Board for approval. Motion made to establish committee of three was presented for approval and was seconded. Motion passed.

Two bills were presented for payment:

\$117.18	Dick Epp	Box to store hoses
\$98.89	Len Pavuk	Toner

Motion to approve payments made and seconded. Motion passed.

The following Change Approvals were presented for Approval.

6268 Abby Gate Ct.	Replace 6 windows with same number of Lites in each new window.
5314 Bridwell	Patio block steps to new porch structure.
5314 Bridwell	Down spout discharge relocation

Motion made to approve change requests was seconded. Motion carried.

**DISCUSSIONS**  
(No vote required)

Denise Brown contacted those unit owners late in payment of water bills. The list should be eliminated by next reporting date.

Dave Smith noted that the total water bills metered by unit owners were short of the actual water bill. This would indicate that unmetered water is being used and charged to our community. Denise Brown will contact the water company to see if meters can be installed on the units under construction. Addition contact will be made with Rockford about the water usage.

Two bids were given Case Bowen for painting of building #10. One was for Approx. \$2,400.00 and the second for Approx. \$3,400.00. A third bid is now trying to be obtained.

The request for bids of the hole repair on Bridwell roadway was sent out by Case Bowen and are waiting for a reply. Additional asphalt work will be included in the winning bid.

The lack of proper gutter size and downspout capability resulting in gutter overflow onto the new porches is being reviewed by Rockford. Initial bids to correct problem at 5314 Bridwell were \$350.00. Rockford is having another roofer review problem area. Final decision will be forthcoming.

There are apparently large tree limbs from neighboring property hanging over a number of our units. In order to protect us in any potential legal issue due to falling tree limbs, Harry Paulino will forward a Registered Letter to the property owner asking for removal of the limbs. If no action taken, proper notification will have been given.

A number of small maintenance issues remain unresolved due to contractors not wanting to bid on such small work. The Board is hopeful of putting together a small work force to complete this work (painting, caulking & downspout discharge re-direction). Len Pavuk will send an E-Mail asking for volunteers. We will be able to accomplish considerable savings if we can do the work.

The discussion of the remaining maintenance items was tabled until the 8/19/14 Board Meeting.

Motion to adjourn to Executive Session made and seconded. Motion passed.

Motion to adjourn Board Meeting made and seconded. Motion passed.

Submitted by  
Don Kraemer, Secretary

**GLENABBY CONDOMINIUMS  
MONTHLY BOARD MEETING  
AUGUST 19, 2014**

All members present, except for Harry Paulino, who resigned on 8/14/14. Denise Brown of Case Bowen was also present.

There were 4 unit owners present for the first open Board Meeting.

Len Pavuk, President, called the meeting to order.

Barbara Epp of the Landscaping Committee made an excellent, well thought out and detailed presentation for Fall plantings at the Entrance and the Community House. The cost would be \$165.84. The Board will meet to review the material and advise the Committee shortly after Labor Day.

Minutes of the 7/15/14 Board Meeting were published with no additions or corrections and was presented for approval. Motion made to approve was seconded and motion passed.

Treasurer reported all Condo Fees current. 5 units are past due on water bills. Assets of the Association are \$165,034.43 with Equity of the same amount. Motion to accept Treasurer Report made and seconded. Motion passed.

**OLD BUSINESS**

The topic of a nearby Condo community possibly attending our Social events as guests of a Unit owner was presented for discussion. Our Board indicated that if the Board of the other Condo community was interested enough, that they should contact our Board for further discussion..

A more detailed discussion took place concerning not allowing outside guests to attend our social activities and only allow Unit owners to attend. Motion was made " To exclude all non-residents to the social functions and only allow unit owners to attend". Motion was seconded and a vote was taken, the results were 2 for and 2 against. Our present procedure will remain in place that allows Unit owners to bring guests.

No one came forward to volunteer as an Editor for a Newsletter after numerous attempts to solicit one. The matter is tabled for now.

The investment of our Reserve Funds in CD's was researched by Treasurer. Request was made to form a Committee to prepare a list of Bank/Credit Unions and their various Terms and Rates for approval by the Board. Motion made to form a Committee was seconded. Motion passed 3 – 1. The NO vote voiced concern that the information now being asked of a Committee was supposed to be presented at this Board Meeting.

There are 6 people who responded to Presidents request for volunteers to do the small maintenance jobs. A meeting will be held to schedule the work.

## NEW BUSINESS

The following E-Mail approvals were presented:

EMI	Shrub replacement	\$1,087.90
Don Kraemer	Tables & Chairs	\$ 204.12
State Farm	Fidelity Insurance	\$ 511.00
Jeannette Pavuk	Meat, cheese, Bread for cookout	\$ 122.96

Motion made to approve was seconded. Motion passed.

The painting bid for building #10 was \$2100.00 from Bob Pavuk. Other bids were \$2400.00 and \$3400.00. Motion made to accept Bob Pavuk bid was seconded. Motion passed. Len Pavuk, President, abstained from all discussion and voting.

Proposal from Ahlum and Arber, tree preservation, for Fall fertilization of trees was presented for approval. The cost would be \$390.00. Motion to accept proposal was seconded. Motion passed 3-1. The NO vote thought other bids should be obtained. President explained that there is no place in Ohio Law that states you must obtain bids for work.

Final updating of procedures for Patio additions were completed. Motion made and seconded to approve procedures. Motion passed.

Final updating of procedures for extending rear porches were completed. Motion made and seconded to approve procedures. Motion passed.

The Community Center Handbook of Rules was updated as of 8/19/14. It will become effective 9/1/14 after being distributed and reviewed by Unit Owners. Motion made to approve was seconded. Motion passed 3-1. The NO vote stated the rule for usage of The Community Center, Page 14, of "MUST BE PRESENT" cannot be enforced. If a violation of a rule cannot be enforced, it should not be a rule.

The bids for the asphalt repair projects for the hole on Bridwell Lane and the crumbling asphalt in front of the Community Center were presented for approval.

Bridwell Lane	\$1,975.00
Community Center	Awaiting Bid

Motion made and seconded to proceed with the two projects subject to final approval of the bid for the Community Center work. Motion passed.

The additional asphalt work as been tabled. Motion made and seconded. Motion passed.

**DISCUSSIONS**  
(No vote required)

The Casto project that affects our Community was explained by Dave Parshall at a Unit owner meeting. Letters of protest were asked to be sent to the Corp of Engineers.

As mentioned previously, Harry Paulino resigned, thus opening a Board seat. President will send E-Mail asking for anyone who wishes to complete the remaining term (Until April of 2015) when new elections for Board seats will take place, to contact him.

Motion was made "to adjourn the Regular Session and enter into Executive Session" and seconded. Motion passed.

Respectfully Submitted,

Don Kraemer - Secretary

**GLENABBY CONDOMINIUMS  
MONTHLY BOARD MEETING  
SEPTEMBER 16, 2014**

All members present. Denise Brown of Case Bowen was also present.

4 Unit owners were present for the meeting. No Unit owners requested time from the Board for discussion, so the meeting commenced.

Len Pavuk, President, called the meeting to order.

Minutes of the 8/19/14 Board Meeting was published with no additions or corrections and was presented for approval. Motion made to approve was seconded and motion passed.

Minutes of the Special Meeting of 9/8/14 were published with no additions or corrections and were presented for approval. Motion made to approve was seconded and motion passed.

Treasurer reported one Unit owner late in paying their condo fee. They're also 8 Unit owners late in paying their water fees. Assets of the Association are \$162,170.36 with Equity of the same amount.

**OLD BUSINESS**

Treasurer provided a detailed report of the Finance Committee research into Money Market and CD investments.

The Committee recommended that all funds in the Reserve Account plus future deposits to the Reserve Account should be moved to a FDIC insured Money Market account paying a higher return. The funds currently at U.S. Bank will be transferred to a Money Market account at CFBank, Worthington, Ohio. The rate will be 1% for the next 6 months. Motion made to approve transfer, subject to all safeguards being met, was made and seconded. Motion passed.

The transfer of the funds and all signatures and paperwork is to be handled by the Treasurer and one other Board Member. Motion made to approve was seconded. Motion passed.

**NEW BUSINESS**

The unit owner at 5298 Bridwell Lane submitted a request to allow the removal of a Barberry Bush and replace it with Tall Daises. Motion made to approve was seconded. Motion passed.

Sharon McDevitt presented a proposal for the cleaning of carpeting at the Community Center at a cost of \$240.75. Motion made to proceed was seconded. Motion passed.

The date for the Fall Unit Owners Meeting was set for 10/30/14 at 7:00 P.M. Motion made and seconded to finalize date. Motion passed.

The snow Removal Contract for 2014/2015 will be with EMI. A 3" minimum for snow removal along with Salting, when needed, and Sidewalk clearing will be in the Contract. Motion made and seconded for approval of the Contract. Motion passed.

**DISCUSSIONS**  
**(No vote required)**

New Board Member, John Orr, attended his first meeting. A warm welcome was extended by all.

President, Len Pavuk, extended a "Thank You" to the members of the Finance Committee for all their work. The members are:

Dave Smith  
Tom McDevitt  
Dick Epp  
Don Kraemer

Len Pavuk, President, attended a meeting of "Presidents Only" put on by Case Bowen. Nine Presidents attended and shared various issues with the group.

Preliminary Budget figures for 2015 are to be ready by 10/21/14 with final figures available to be handed out at the 10/30/14 Fall Meeting. Treasurer will work with Case Bowen on the project.

Case Bowen is to get 3 bids for Landscaping and Snow Removal for 2015/2016.

The Asphalt work should be completed in the next couple of weeks according to Case Bowen.

The Ahlum and Arber tree treatments should be done in 2 weeks.

The Backflow problem has been corrected by Waterworks.

Motion made to adjourn to Executive Session was seconded. Motion passed.

Respectfully submitted,

Don Kraemer  
Secretary



**GLENABBY CONDOMINIUMS  
MONTHLY BOARD MEETING  
OCTOBER 21, 2014**

Board Members present: Len Pavuk, President, Dave Smith, Treasurer, Don Kraemer, Secretary, and Sharon McDevitt and John Orr, Directors at Large. Denise Brown of Case Bowen was also present.

There were no Unit owners attending.

Len Pavuk called the meeting to order.

Minutes of the 9/16/14 Board Meeting were published with no additions or corrections and was presented for approval. Motion made to approve was seconded. Motion passed.

Treasurer reported all Condo Fees are current. 8 Unit owners are past due on water bills. Assets of the Association are \$166,915.12 with Equity of the same amount.

**OLD BUSINESS  
DISCUSSION ONLY  
(No vote required)**

Transfer of the Reserve Funds from US Bank to CFBank was completed on 10/1/14.

Asphalt repairs on Bridwell and near Clubhouse were marked by Contractor on 10/24/14

Tree Fertilization is to be done the 2<sup>nd</sup> week of November.

**NEW BUSINESS**

E-Mail Bill approvals for September and October, 2014 were:

BACK FLOW REPLACEMENT	WATERWORKS	\$1,325.27
LANDSCAPE ENTRY WAY	EPP	\$ 118.27
EVASIVE PLANT REMOVAL	EMI	\$ 161.25
REPAIR WATER METER 6247 ABBY GATE CT.	GUARDIAN WATER	\$ 110.00

REPAIR WATER LEAKS 5274 BRIDWELL LANE 5267 BRIDWELL LANE	ROCHE CONST.	\$ 560.00
REPAIR SIDEWALK 5267 BRIDWELL LANE	ROCHE CONST.	
GUTTER & FLASHING REPAIR 6267 ABBY GATE	ROCHE CONST.	
FIRE HYDRANT ANNUAL CHECK	ABCD	\$ 177.02
ROOF REPAIR 5254 BRIDWELL LANE.	BENCHMARK	\$ 250.00

Corrections made to pages 5 and 14 of the Glenabby Condominium Handbook were presented for approval. Motion made to approve changes and forward new pages 5 and 14 to the community. Motion seconded. Motion passed.

Submittal forms for changes were presented by:

5271 Abby Gate Ave.	Relocate Perennials and also thin out others.
6259 Abby Gate Ct.	Replace 6 windows (to match existing windows)

Motion made to approve both requests was seconded. Motion passed.

**DISCUSSIONS**  
**(No vote required)**

The "Chili Night" was attended by 20 people representing 12 Units.

A new street sign was erected by Rockford at the intersection of Bridwell Lane and Abby Gate Ave.

The Fall Unit Owners Meeting was set for 10/30/14 at 7:00 p.m. at the Clubhouse. Discussions centered on Board Member Assignments.

The Budget process for 2015 was reviewed and a lengthy discussion took place. The completion of all Quads and the additional landscaping and trash removal costs required refiguring of the initial budget.

A revised budget will be presented at the 10/30/14 Fall Meeting.

Motion made to adjourn to Executive Session was seconded. Motion passed.

Submitted by Don Kraemer - Secretary

GLENABBY CONDOMINIUM ASSOCIATION  
FALL UNIT OWNERS INFORMATIONAL MEETING  
OCTOBER 30, 2014 – 7:00 p.m.

Len Pavuk, President, welcomed those in attendance. The Board Members present in addition to Len, were Dave Smith, Treasurer, Don Kraemer, Secretary and John Orr, Director at Large. Sharon McDevitt, Director at Large, was on vacation. Denise Brown of Case Bowen was also present.

Len read the listing of new Unit owners since the last Fall Meeting and acknowledged those in attendance.

Members of the Social, Finance and Landscape Committees were mentioned by name with thanks from the Board for their services.

There continues to be a need for an interested party to be the Editor of a Newsletter. No luck so far with a volunteer.

The new Board direction with Minutes being sent out to Unit Owner as well as Open Board Meetings was mentioned by Len. Further details were presented by John Orr later in the meeting.

The new Handbook of Rules was updated with no major changes made.

The Board has reviewed 19 Change Requests since April with all being approved.

The involvement of Case Bowen in managing our Community was highlighted once again. All issues are to be directed to them...not the Board. It is this Board's position that we do not want to be "Policemen" trying to resolve issues for Unit owners. Case Bowen was hired to handle these issues as part of their contract.

John Orr reviewed the conditions of attending the Open Board meetings with special emphasis on items #2 – #3 & #9 of the Guidelines for attending Open Board Meetings.

An up to date map of the units and the unit owners will be sent to the Community. This map was originally provided by John Orr.

All 64 units have now been completed. There are presently 60 units occupied with 4 for sale. One additional unit is listed for sale by an owner. Currently there are 4 rental units in the community.

The Secretary passed out the Minutes of the April 22, 2014 Annual Membership Meeting.

Dave Smith, Treasurer, provided detailed information on the following:

1. Reserve Account was transferred from US Bank to CF Bank on 10/1/14. The rate for the Money Market Account will be 1% for 6 months.
2. The Reserve Study was reviewed as to how it was performed and the Community voting how to implement the resulting necessary Condo Fees to sustain a viable Community.
3. The 2015 Preliminary Budget – It appears that the Condo Fees will increase by \$10.00 to \$185.00. \$6.00 of the increase will be for the Reserve Account and \$4.00 for the Operating Account.

The Major increases in Expenses is due to the completion of the last buildings in the Community resulting in more landscaping and refuse collection. Insurance costs continue to increase as well as the Management Fees.

The major projects for 2015 will include Concrete Work and resealing the Asphalt in the entire Community.

A communication will be sent by Len to the Community requesting those who will need “snow buddies” and those who will volunteer to be “snow buddies”.

A Unit owner asked if the increase of \$4.00 for the Operating Account will be enough for the increased expenses. An initial calculation indicated that it will be enough.

Another Unit owner asked about painting of the Quads. Len stated that is was necessary to paint Quad #10 due to deteriorating paint conditions. The remaining Quads are not due to be painted until 2017 and these will be the older Quads.

The question was asked by another Unit owner of the status of the Casto project adjacent to our property. Len stated that Casto has no current plans at this time to proceed with the project.

A Board Member expressed his resentment of certain Unit owners viewing the current Board as a “Do nothing Board”.

The meeting ended with a show of support for the Board with a standing “0”. The time was approximately 8:20 p.m.

Submitted by:  
Don Kraemer  
Secretary

**GLENABBY CONDOMINIUMS  
MONTHLY BOARD MEETING  
NOVEMBER 18, 2014**

Board Members present: Len Pavuk, President, Dave Smith, Treasurer, Don Kraemer, Secretary, and Sharon McDevitt and John Orr, Directors at Large. Denise Brown of Case Bowen was also present.

There were no Unit owners attending.

Len Pavuk called the meeting to order.

Minutes of the 10/21/14 Board Meeting were published and presented for approval. There was one correction noted. The change was made and revised minutes were approved.

Minutes of the Fall Unit Owners Informational Meeting of 10/30/14 were presented for approval. There was one correction noted. The change was made and revised minutes were approved.

Treasurer reported 3 past due on condo fees and 4 past due on water bills. Assets of the Association are \$168,260.09 with Equity of the same amount.

**OLD BUSINESS**

The 2015 Budget, as amended, was presented for approval. Motion to approve was seconded. Motion passed

**DISCUSSION ONLY  
(No vote required)**

The original company who was going to do the asphalt repair work on Bridwell Lane and near the Community Center is not returning phone calls to Case Bowen. A new company has been given the work at a reduced price. We are next on their list to do the work when weather permits.

Discussions on a new format for providing the Monthly Income and Expense Report will take place with Case Bowen. Treasurer has prepared a format that would be more acceptable to the Board if Case Bowen can implement the form.

Guardian Water charges \$4.59 per Unit, per month, for reading the meters. There are no other hidden charges

**NEW BUSINESS**

Case Bowen obtained 3 bids for trash collection for 2015.

LOCAL WASTE	60 Units	\$13.80 per Mo.	\$ 9,936.00 Yr.
REPUBLIC WASTE	64 Units	\$11.25 per Mo.	\$ 8,640.00 Yr.
RUMPKE	56 Units	\$17.50 per Mo.	\$11,760.00 Yr

Discussions centered on Republic bid and its conditions. Would we retain the same day and time of day? Would we have to place trash on the main streets?

Motion made to accept Republic bid with the provision that if Rumpke can match or come close to Republic, that we would remain with Rumpke. Motion seconded. Motion passed.

A request by 5298 Bridwell Lane to replace all windows with the exception of the Large Family room window was presented for approval. Motion made to approve request was seconded. Motion passed.

Case Bowen was given the bill to pay for service of the furnace at the Community Center. Approval for the servicing was previously approved by E-Mail.

**DISCUSSION ONLY**  
**(No vote required)**

Case Bowen to research other firms to handle the meter reading and collections and reporting of the various fees.

The Annual Letter explaining the 2015 Condo Fees will be sent by Case Bowen.

A discussion centered on creating a committee to research other Insurance Companies for the Community insurance requirements. The Board wants to assure itself that the increases given us are comparable with other companies.

Case Bowen will set up interviews with 2 Attorney Firms who specialize in Condo Law to meet with the Board to determine feasibility of hiring one for our legal work.

Motion made to adjourn to Executive Session was seconded. Motion passed.

Submitted by Don Kraemer, Secretary

**2015 GLENABBY PRELIMINARY BUDGET**

<b>GLENABBY BUDGETS</b>	<b>2014 BUDGET GLENABBY</b>	<b>2015 BUDGET GLENABBY</b>	<b>14 - 15 VARIANCE GLENABBY</b>
<b>INCOME</b>			
Association Fees	126,000.00	142,080.00	16,080.00
Reserve Contribution	1,400.00	740.00	(660.00)
Clubhouse Rentals	200.00	200.00	-
Income	100.00	930.00	830.00
Investment Assessments	-	-	-
<b>Total</b>	<b>127,700.00</b>	<b>143,950.00</b>	<b>16,250.00</b>
<b>EXPENSE</b>			
Secretary	75.00	75.00	-
Printing	750.00	750.00	-
Faxes	50.00	50.00	-
Management Fees	11,340.00	14,400.00	3,060.00
Postage	300.00	300.00	-
Auditing/Accounting	200.00	200.00	-
Legal/Professional	1,000.00	1,500.00	500.00
Bank Fees	50.00	50.00	-
Misc. Admin.	250.00	250.00	-
<b>Total</b>	<b>14,015.00</b>	<b>17,575.00</b>	<b>3,560.00</b>
Electric - Common Areas	4,326.00	4,600.00	274.00
Water & Sewer	29,000.00	32,000.00	3,000.00
Water/Sewer Reimburse	(29,000.00)	(31,500.00)	(2,500.00)
Meter Reading	3,000.00	3,500.00	500.00
Removal	10,000.00	8,640.00	(1,360.00)
<b>Total</b>	<b>17,326.00</b>	<b>17,240.00</b>	<b>(86.00)</b>
Clubhouse Supplies	500.00	500.00	-
Clubhouse Gas	1,000.00	1,000.00	-
Clubhouse Electric	500.00	520.00	20.00
Clubhouse Carpet/Floors	200.00	200.00	-
<b>Total</b>	<b>2,200.00</b>	<b>2,220.00</b>	<b>20.00</b>
Landscape Contract	22,000.00	31,477.00	9,477.00
Landscape - Trees	-	500.00	500.00
Landscape - Misc.	3,500.00	3,500.00	-
Backflows/Hydrants	500.00	500.00	-
Snow Removal	8,000.00	8,000.00	-
Building Repairs	5,583.34	5,600.00	16.66
Gutters & Downspouts	2,500.00	2,000.00	(500.00)
Blacktop Repair	-	-	-
<b>Total</b>	<b>42,083.34</b>	<b>51,577.00</b>	<b>9,493.66</b>
Property Insurance	12,785.00	15,400.00	2,615.00
Federal Income Tax	200.00	200.00	-
<b>Total</b>	<b>12,985.00</b>	<b>15,600.00</b>	<b>2,615.00</b>
<b>TOTAL INCOME</b>	<b>127,700.00</b>	<b>143,950.00</b>	<b>16,250.00</b>
<b>TOTAL EXPENSE</b>	<b>88,609.34</b>	<b>104,212.00</b>	<b>15,602.66</b>
Reserve Transfers	(23,040.00)	(29,184.00)	(6,144.00)
Reserve Contributions	(1,400.00)	(740.00)	660.00
<b>CLOSING BALANCE</b>	<b>14,650.66</b>	<b>9,814.00</b>	<b>(4,836.66)</b>

**GLENABBY CONDOMINIUMS  
MONTHLY BOARD MEETING  
DECEMBER 16, 2014**

**Board Members present: Len Pavuk - President, Dave Smith -Treasurer, Don Kraemer - Secretary, Sharon McDevitt and John Orr - Directors at Large. Denise Brown of Case Bowen was also present.**

**There was one Unit Owner present.**

**Len Pavuk called the meeting to order.**

**Minutes of the 11/18/14 Board Meeting were published and presented for approval. There were no changes or additions made. Motion to approve minutes was seconded. Motion passed.**

**Treasurer reported Checking Account balance of \$20,261.38 and Bank Money Market Account balance of \$153,157.23 for total Assets and Equity of \$173,418.61.**

**OLD BUSINESS**

**Jim and Linda Pace of 6251 Abby Gate Ct. have volunteered to create a Community Newsletter. Both have experience in this field and have great ideas how to prepare and present it to the Community. Len Pavuk will meet with both to discuss some "ground rules".**

**The blacktop repairs in front of the Clubhouse and on Bridwell Lane were finally completed. Additional work was necessary on Bridwell to determine what caused the collapse of the asphalt. A connecting pipe to the discharge sewer was severed and needed to be repaired.**

**Denise Brown on Case Bowen was able to have Rumpke match the lowest of the 3 bids of \$11.25 per unit. We will retain Rumpke as refuse collector.**

**Two Additional Back Flow Valves and the Box housing them need to be repaired due to rusting. The cost will be \$625.40 for the box and \$1,429.54 for the two valves. Work to be done by Waterworks. Motion made to approve payments was seconded. Motion passed.**

**We will be having Guardian Water doing our Billing and Collecting. Their charge is \$4.59 per unit plus 25 cents per unit for the processing of collections. Case Bowen will see if they will match competitive bids for both services of \$4.59. Motion made to approve Guardian providing both services seconded. Motion passed.**



**NEW BUSINESS**

**The Board extends a “Thank You” and a “Job Well Done” to the following “Snow Stake Installers”:**

- Len Pavuk**
- Dave Smith**
- Don Kraemer**
- Dave Parshall**
- Chuck McNamee**
- Tom Fisher**
- Dick Epp**

**The Annual Holiday party was attended by approximately 30 people. The Board Thanks Shaaron Fisher and the Social Committee for an enjoyable evening. The food and decorations were excellent. A special note of appreciation for the “over the top” personal contribution made by Bob Mains.**

**Case Bowen will send a letter to all Unit Owners that have “Pre Paid” amounts on their accounts to show the balance at the last reporting date.**

**The Large Rockford Billboard signage at the entrance will be removed after the last unit is sold.**

**The following bills were submitted for payment:**

<b>\$18.25</b>	<b>John Orr</b>	<b>replace personal safety cone on loan from John that was destroyed at the Bridwell repair.</b>
<b>\$ 8.04</b>	<b>Len Pavuk</b>	<b>Keys to new Clubhouse lock.</b>
<b>\$106.96</b>	<b>Len Pavuk</b>	<b>50 new Snow Stakes</b>
<b>\$ 98.89</b>	<b>Len Pavuk</b>	<b>toner for printer</b>

**Motion made to approve reimbursement was seconded. Motion passed.**

**Motion made to adjourn to Executive Session made and seconded. Motion passed.**

**Submitted by:  
Don Kraemer, Secretary**