

**GLENABBY CONDOMINIUM ASSOCIATION**

**MONTHLY BOARD MEETING**

**JANUARY 16, 2018 1:30 P.M.**

**Board Members Present:** Len Pavuk- President, Don Kraemer- Treasurer, Shaaron Fisher- Secretary, Jim Pace- Director at Large, and Jim Chew Property Manager

**UNIT OWNERS IN ATTENDANCE—NONE**

**SECRETARY'S REPORT**

Secretary presented the Minutes for the December 19, 2017 Board Meeting for approval.

Don Kraemer made a Motion to approve the Minutes that was 2<sup>nd</sup> by Shaaron Fisher. The Motion was approved 4-0 .

**TREASURER'S REPORT**

The Treasurer reported as of year end 2017 the Checking Account Balance was \$43,466.78 and the Money Market Account Balance \$60,447.17. The CD Balance, with interest included, is \$102,680.66. Total Assets \$206,594.61 with Equity of the same amount.

Don Kraemer made a Motion to accept the Treasurer's report that was 2<sup>nd</sup> by Jim Pace. The Motion was approved 4-0.

The 12/31/17 Financial Statement Balance Sheet is misleading. The \$5000.00 provided the new Management Co. to open a new Checking Account was reported as a reduction in Equity. The funds were in another Checking Account in our name as of 12/31/17 and should have been reported as cash in hand.

The Income and Expense Report indicated no funds collected in Water and Sewer from Unit Owners. The funds were forwarded to the new Property Manager and were not deposited in December. Consequently, this situation helped contribute to the Loss for the year.

The figures for the Balance Sheet for 12/31/17 should have read:

ASSETS	
USB Checking....7918	\$32,666.78
USB Checking....4287	\$10,800.00
CF Bank MMkt	\$60,447.17
CF Bank CD	\$102,680.66
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	\$206,594.61
Liabilities and Equity	
CURRENT LIABILITIES	\$0
EQUITY	
Retained Earnings	\$209,332.03
Current Year Net Income/(loss)	(\$2,737.42)
Subtotal equity	\$206,594.61
TOTAL LIABILITIES & EQUITY	\$206,594.61

An additional amount of \$5800.00 was deposited in the new Checking Account in December of 2017 representing payments for January of 2018. This amount should have been included in the Association fees collected in December 2017 on the Income and Expense Report.

**OLD BUSINESS**

The “NO OUTLET” sign at the Hamilton Road entrance still has not been placed above the street sign. Jim Chew is to follow up with the Sign Company.

Master shut-off valves for building 3 and 4 are not available from the interior. The Property Manager and the Board are reviewing the situation and will inform the Unit Owners once a solution has been determined.

We still have not obtained a signed copy of the new Rumpke Contract.

**NEW BUSINESS**

Don Kraemer made a Motion to approve the Collection Policy recommended by Condo Management of Columbus that was 2<sup>nd</sup> by Jim Pace. The Motion was approved 4-0.

Shaaron Fisher made a Motion to approve the Collection Procedure recommended by Condo Management of Columbus that was 2<sup>nd</sup> by Jim Pace. The Motion was approved 4-0.

Jim Pace made a Motion to approve the Complaint Procedure recommended by Condo Management of Columbus that was 2<sup>nd</sup> by Shaaron Fisher. The Motion was approved 3-1.

Don Kraemer made a Motion to approve USBank Resolution for banking purposes of the Association that was 2<sup>nd</sup> by Shaaron Fisher. The Motion was approved 4-0.

Shaaron Fisher made a Motion to select Len Pavuk as the Snow Captain that was 2<sup>nd</sup> by Don Kraemer. The Motion was approved 4-0.

Don Kraemer made a Motion to pay \$235.00 as payment for filing the Association Federal Tax Return that was 2<sup>nd</sup> by Shaaron Fisher. The Motion was approved 4-0.

Don Kraemer made the following five Motions:

1. For the fiscal calendar year 2018, I move that the Budget, a copy of which is attached to the minutes that totals \$153,600.00 be adopted.
2. I further move that the \$153,600.00 be assessed to all owners of record equally. The assessment is due and payable in 12 equal monthly installments on the first day of each month commencing January 1, 2018.
3. I further move the Board, acting through its treasurer and/or manager, is authorized to expend the funds collected in accordance with but not in excess of the limitations of the individual budget categories established by the attached budget.
4. I further move that the Board, by majority vote, throughout the year, may transfer unexpended funds from one budget account or category to another when needed.
5. I further move that on December 31, 2018 all unexpended funds in the Budget be allocated towards reserves and any balances outstanding in individual accounts where the home has been sold at foreclosure sale shall be written off as bad debt.

Don Kraemer made a Motion to approve the above five Motions that was 2<sup>nd</sup> by Jim Pace. The Motions were approved 4-0

Our Insurance Premium for 2018 is \$17,638.00 an increase of 4.85% over 2017.

Jim Pace made a Motion to adjourn to Executive Session that was 2<sup>nd</sup> by Don Kraemer. The Motion was approved 4-0.

Shaaron Fisher

Secretary

Minutes  
**Glenabby Condominium Association**

February 20, 2018

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The Board of Directors of the Glenabby Condominium Association met pursuant to call on February 20, 2018 at the clubhouse. The meeting was called to order at 1:30pm. Those Directors in attendance were Len Pavuk, Don Kraemer, and Jim Pace. John Morway (Property Manager) and Jim Chew of Condo Management of Columbus were also in attendance.

Minutes

The minutes of the January 16, 2018 Board Meeting were reviewed and corrected. Jim Pace motioned to approve the minutes as corrected and Don Kraemer seconded. All were in favor.

Financial Report

The Financial Report was given by Jim Chew. The report was approved after a motion by Jim Pace and seconded by Don Kraemer.

Managers Report

The Managers Report was given by John Morway.

Homeowner Discussion

No homeowners were in attendance.

Old Business

There was no old business to review.

New Business

- A motion to approve John Morway to take the minutes of the February meeting was approved after a motion by Don Kraemer and seconded by Len Pavuk. All were in favor.
- A motion to approve the Associations Snow Policy was tabled.

The meeting was duly adjourned at 2:51pm after a motion to adjourn by Jim Pace and seconded by Len Pavuk.

Respectfully submitted,

John Morway  
Property Manager

Signature of Secretary: Sharon Fisher

Date: 2/20/18

Minutes  
**Glenabby Condominium Association**

March 20, 2018

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The Board of Directors of the Glenabby Condominium Association met pursuant to call on March 20, 2018 at the clubhouse. The meeting was called to order at 1:30pm. Those Directors in attendance were Len Pavuk, Don Kraemer, Jim Pace, and Shaaron Fisher (telephonically). John Morway (Property Manager) of Condo Management of Columbus was also in attendance.

**Minutes**

Jim Pace motioned, and Shaaron Fisher seconded a motion to approve the minutes of the February 20, 2018 Board Meeting. The motion passed.

**Financial Report**

The Financial Report was given by the property manager and a motion to accept the report was made by Don Kraemer and seconded by Len Pavuk. The motion passed.

**Managers Report**

The Managers Report was given by the property manager.

**Homeowner Discussion**

No homeowners were in attendance.

**Old Business**

- A motion to approve a Snow Policy was tabled.

**New Business**

- Motion to approve John Morway to take the minutes of the meeting was made by Don Kraemer, seconded by Jim Pace. The motion passed.
- Motion to approve ice and weather guard installation by Able Roof at 5314 Bridwell Lane for \$790.00 was made by Don Kraemer, seconded by Jim Pace. The motion passed.
- Motion to approve B-Level Ltd to provide a sidewalk assessment for Leveling/Replacement per our Reserve Study was made by Len Pavuk, seconded by Jim Pace. The motion passed.
- Motion to approve Association Attorney firm Kaman & Cusimano to attend the annual meeting was made by Len Pavuk, seconded by Jim Pace. The motion passed.

The meeting was duly adjourned at 3:00pm after a motion to adjourn by Donald Kraemer and seconded by Jim Pace.

Respectfully submitted,

John Morway  
Property Manager

Signature of Secretary: Shaaron Fisher Date: 5/15/2018

**GLENABBY CONDOMINIUM ASSOCIATION**

**MONTHLY BOARD MEETING**

**MAY 15, 2018 1:30 P.M.**

**Board Members Present** Pam Haskett- President, Dave Smith- Treasurer, Shaaron Fisher Secretary, Jim Pace, Director at Large, Tara Lamson Director at Large –Jim Chew Property Manager.

**UNIT OWNERS IN ATTENDANCE**

Mr. & Mrs. John Phillips, Mr. & Mrs. Dick Epps, Tom McDevitt, Joe Santillo, Jenny Holms, Bill Kammer, Len Pavuk and Becky Smith

**SECRETARY'S REPORT**

The Secretary presented the Minutes of the April Unit Owners Meeting for Approval. The Secretary requested the minutes not Be accepted because of how the format was written. The minutes were re-written and submitted to all of the Board Members for approval. — REVIEW

**TREASURER'S REPORT**

A Motion was presented by Dave Smith and 2<sup>nd</sup> by Pam Haskett to table the Treasurer's Report. The motion was approved 3-2 with Shaaron Fisher and Jim Pace opposed.

**OLD BUSINESS**

There were several complaints in regard to the landscape Company. Jim Chew will discuss this with EMI.

**MANAGERS REPORT**

All necessary bank cards were signed by the New Board.  
Corrections to term limits and names on the agenda form were made.  
Shaaron Fisher was appointed as liaison for the Landscape committee.  
Date for the 2019 Unit owners Meeting will be April 16, 2019 at the Clubhouse.  
Dave Smith shared his disapproval of the term "Motion" on the agenda page and it will be changed to Discussion".  
Jim Chew will discuss landscape concerns with EMI.

**NEW BUSINESS**

A motion was presented by Shaaron Fisher and 2<sup>nd</sup> by Jim Pace to allow the Garden/Landscape Committee a \$500 Budget to beautify the property. The Motion passed 4-1 with Dave Smith opposed.

A Motion was presented for Snow removal Policy, by Tara Lamson and 2<sup>nd</sup> by Shaaron Fisher. The motion is approved 5-0 with corrections.

A motion was presented by Pam Haskett and 2<sup>nd</sup> by Dave Smith to approve the landscape request for 6255 Abbey Gate Ct. The Motion was approved 5-0.

A Motion was presented by Shaaron Fisher and 2<sup>nd</sup> by Pam Haskett to approve the landscape request for 6247 Abby Gate Ct. The Motion was approved 5-0.

A Motion was presented by Shaaron Fisher and 2<sup>nd</sup> by Tara Lamson to accept the landscape request for 6251 Abby Gate Ct. the Motion was approved 4-0. Jim Pace ~~rescued~~ <sup>RECUSED</sup> himself from the vote.

A Motion was presented by Pam Haskett and 2<sup>nd</sup> by Jim Pace to table the landscape request from 5306 Glenabby Ln. The Motion was approved 5-0. More information is needed.

A Motion was presented y Jim Pace and 2<sup>nd</sup> by Shaaron Fisher to adjourn the meeting and go into Executive session. The Motion was approved 5-0.

Submitted by:  
Shaaron Fisher  
Secretary





**GLENABBY CONDOMINIUM ASSOCIATION  
MONTHLY BOARD MEETING  
JUNE 18, 2018 1:30 P.M.**

19

**Board Members Present Pam Haskett-President, Dave Smith-Treasurer, Jim Pace, Director at Large**

**Jim Chew Property Manager, and Mindy Blankenship Assistant Manager.**

**UNIT OWNERS IN ATTENDANCE John & Maggie Phillips, Rod & Jenny Holm, Bill Hitt, Chuck McNamee, Dick & Barb Epp, Len Pavuk, Joe & Teresa Santillo, Don Haskett, Becky Smith**

**President Pam Haskett called Meeting to Order. She addressed the Unit Owners in attendance stating that the community should be treated with kindness, respect, and transparency by the Board Members. She also credited the Landscape Committee for planting and taking care of the plants.**

**UNIT OWNER COMMENTS**

**Rod Holm reported poor drainage after the rain storm with standing water.**

**John Phillips asked about his request for painting and had not received a response. He did not put on the request of what he wanted painted so he will submit a new request. Condo Mgt. said they will honor his request.**

**Len Pavuk stated that the back section of property was not trimmed around sidewalks and buildings.**

Rod Holm and John Phillips asked about the trimming of bushes.  
EMI did the trimming.

### SECRETARY'S REPORT

The Secretary was not in attendance. The Treasurer presented the revised Minutes of the May 15, 2018 Meeting for Approval. Motion to approve the Minutes made by Dave Smith and 2<sup>nd</sup> by Jim Pace. The motion was approved 3-0.

TREASURER'S REPORT The Treasurer reconciled the checking account statements to the Condo Mgt. Balance Sheets for the month of January thru May and found that the figures were correct. The transfer balance of the old account was returned because of insufficient funds. Problem was Columbia Gas bill of \$103.24 was paid in January in the old account so the transfer amount to the new account was \$103.24 less. Condo Mgt. also paid that same Gas Bill out of the new account in January Gas Bill turned over to Condo Mgt. for their follow up. Treasurer thanked Condo Mgt. for getting the overdraft charges reversed and in the month of work that was performed January 13, 2018 that was over billed. The Treasurer reported that at the end of May 2018 the Operating Account 4287 had a balance of \$36,344.23, the MM 3545 had a balance of \$79,132.75, and the CD 8705 had a balance of \$103,305.30 for a total of \$218,782.28 in assets. The Balance Sheet provided by Condo Mgt. showed that Net Accounts Receivable for the year should be <sup>NOT</sup> included in total assets but they are including Pre-Paid funds in this figure which is already in the above checking balance. Condo Mgt. Property Manager stated that the Balance Sheet is accurate and the Treasurer's understanding of the report is incorrect. Treasurer's report was not accepted.

Treasurer made a motion that the surplus funds from 2017 in the amount of \$11,866.78 be transferred to the reserve account as stated in the Glenabby By-Laws and was 2<sup>nd</sup> by Pam Haskett.

Measure passed 3-0

### REPLACEMENT OF RESIGNED BOARD MEMBER

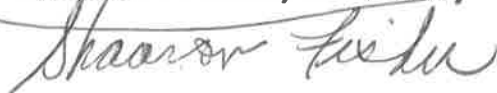
The replacement for the vacant seat on the Board was brought up by Pam Haskett. Condo Mgt. provided the most up to date candidates that were interested in the position. They were John Phillips, Tom McDevitt, Len Pavuk, and Rod Holm. Dave Smith made a motion that Rod Holm fill the open position effective immediately and was 2<sup>nd</sup> by Pam Haskett. A long discussion took place as to the selection and other matters. A Board Member strongly objected and was informed that the legal representative for Glenabby was aware of the situation and if the Board Member had any questions he should contact them. Dave Smith finally called for a vote. At which time a board member said he was done. The vote was taken 2 to unknown as that Board Member was voicing his disapproval as he was leaving the Meeting.

When that Board Member left the meeting could not continue because with his leaving there would not be a quorum. The meeting was concluded at 2:05.

Submitted by:

Dave Smith, Treasurer

for Shaaron Fisher, Secretary



## **GLENABBY CONDOMINIUM ASSOCIATION**

### **MONTHLY BOARD MEETING**

**July 11, 2018**

**Board Members Present:** Pam Haskett- President , Shaaron Fisher- Secretary, Jim Pace- Member at Large, Dave Smith-Treasurer and Rod Holm - Member at Large, Jim Chew Property Manager

**UNIT OWNERS IN ATTENDANCE-**Bill Kimmer, Becky Smith, John and Maggie Phillips, Carol May, Glenna and Gordon Kayler, Joe and Terri Santillo, Len Pavuk, Rosalie Mussi, Tom McDevitt (came later and left early) and Attorney Garret Hunes from Kaman & Cusimano

Before the meeting was called to order Bill Kimmer and Jim Pace each requested to address the room and they did.

Meeting was called to order by President Pam Haskett.

Board member Rod Holm was available via cell phone.

#### Participation with Owners

Len Pavuk brought to our attention that we have spent 18 thousand dollars over our budget for the year.

Carol May and John Phillips requested a couple of evening meetings each year to make it easier for working people could attend. It was acknowledged the Board has considered that also and will discuss it.

Bill Kimmer suggested the board meet to take care of the financial questions. This topic was taking up too much of the board meeting time

SECRETARY'S REPORT

The minutes of the June meeting were presented for approval. Dave Smith took the minutes for that month. The Minutes were approved as corrected 5-0.

TREASURER'S REPORT

Checking Account Balance 6-30-2018	\$25,474.25
Money Market Account Balance 6-30-2018	\$94,748.33
Certificate of Deposit Balance 6-30-2018	\$103,305.30
TOTAL CASH 6-30-2018	\$223,527.88
Net Accounts Receivable Current Year	\$ 1,089.60
Total Assets	\$224,617.48

These are the same figures in the July packet (page 11) as presented by Condo Management of Columbus.

The Certificate of Deposit @ 1.49% Maturity Date is 4/24/2019. As we approach that date the treasurer will seek information for a higher yield.

The treasurer reported that as of June 31<sup>st</sup> we were over budget by \$6125.75 due mostly to late snow removal and mulching.

Dave Smith made a motion to transfer 3 thousand dollars from the " trees" in the Landscape section of the budget to "Snow Removal" to cover the costs of early 2018 snow removal and 1 thousand dollars to be transferred from Miscellaneous Grounds to Building Repairs. 2<sup>nd</sup> by . The motion was approved 5-0. Budget dollars can be transferred between General Ledger Budget Accounts upon board approval.

The Board ratified an e-mail vote to have the Association pay for the Rockford installed fences. Approved 5-0.

Dave Smith made a Motion to accept the July Balance Sheet 2<sup>nd</sup> Jim Pace. The Motion was approved 5-0.

A motion was presented by Dave Smith and 2<sup>nd</sup> by Jim pace to accept the treasurer's report submitted by CCMC PENDING an outside audit.

OLD BUSINESS

All landscape requests have been approved at a special meeting On July 11<sup>th</sup>. It was ratified at the July meeting 5-0.

Rod Holm made a Motion to not accept the new Rumpke contract, and 2<sup>nd</sup> by Shaaron Fisher. The Motion was accepted 5-0.

The 4 Board members present will revisit the concrete issues Thursday evening July 17<sup>th</sup> and report at the next meeting.

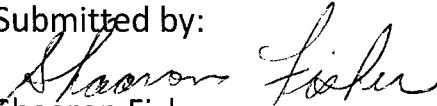
### NEW BUSINESS

A motion was presented by Pam Haskett to have a Neighborhood Block Watch and a presentation from The Columbus Police Department police liaison. 2<sup>nd</sup> by

A Motion was presented by Shaaron Fisher and 2<sup>nd</sup> by Jim Pace to not include Jim Chew in any cross discussion within the Board. He is to be notified when a final decision has been made. Accepted 5-0.

Dave Smith presented a motion to adjourn to Executive Session and 2<sup>nd</sup> by Jim Pace. The Motion was accepted 5-0.

Submitted by:

  
Shaaron Fisher

Secretary

8/2/18

# GLENABBY CONDOMINIUM ASSOCIATION

## MONTHLY BOARD MEETING

August 21, 2018 1:30 P.M.

**Board Members Present:** Pam Haskett President, Dave Smith- Treasurer, Shaaron Fisher- Secretary, Jim Pace- Member at Large, Rod Holm member at large and Jim Chew, Property Manager.

**UNIT OWNERS IN ATTENDANCE** John Phillips, Becky Smith, Len Pavuk, Jenny Holm, Bill Kimmer.

### SECRETARY'S REPORT

Shaaron Fisher presented the July board Minutes for approval. Jim Pace made a motion to accept the minutes. Passed 4-1.

The minutes of the Special meeting of August 16<sup>th</sup> were presented and approved as read 5-0.

### TREASURER'S REPORT- As of July 30, 2018

Checking Account Balance \$30,099.18

**Total Operating \$30,099.18**

Money Market Account \$98,544.54

Certificate of Deposit \$103,562.70

**Total Reserves \$202,107.24**

TOTAL CASH BALANCE \$232,206.42

Net Accounts Receivable (\$1,246.95)

**TOTAL ASSETS \$230,959.47**

LIABILITIES \$0.00

**TOTAL NET WORTH \$230,959.47**

## **OLD BUSINESS**

Exterior Alteration at 6254 Glenabby Dr. See minutes of **8/23** special meeting.

Motion for Concrete work. . See minutes of 8/16 special meeting. (attached)

Shamrock Towing. See minutes of 8/16 special meeting. (attached)

## **NEW BUSINESS** See minutes of 8/16 special meeting. . (attached)

Tree Service. See minutes of 8/16 special meeting. . (attached)

Tree /shrub replacement by utility meter. See minutes of 8/16 special meeting. . (attached)

Association Records. See minutes of 8/16 special meeting. . (attached)

Dave Smith made a motion to pay Pam Haskett \$41.00 for Copying. See minutes of 8/16 special meeting. . (attached)

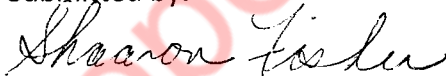
Reserve Contributions. See minutes of 8/16 special meeting. . (attached)

Black Top. See minutes of 8/16 special meeting. . (attached)

Maintenance Report from Property Manager was discussed. See Executive session.

Jim Pace made a motion to adjourn the regular meeting and go into executive session 2<sup>nd</sup> by Rod Holm Approved 5-0. 3PM

Submitted by:



Shaaron Fisher  
Secretary 8/24/2018



# GLENABBY CODOMINIUMS

## SPECIAL MEETING

AUGUST 16 2018

5 P.M.

Board Members present: President Pam Haskett, Secretary Shaaron Fisher, Treasurer Dave Smith, Members at Large Jim Pace and Rod Holm

Meeting was called to order by the President.

NEW Tree Service- Jim Pace made a Motion to recommended that Joseph Tree Service or any other qualified tree service be contacted for a free evaluation of the community. It is recommended that C.M.O.C. make the contact Discussion. Approved 5-0.

NEW Concrete Assessment- Pam Haskett made a Motion to have B-Level Concrete Co. discuss on site with a Board Member their proposal and need for work to be done. It is recommended that C.M.O.C. make the contact, Discussion. Approved 5-0.

NEW Shamrock Towing- Rod Holm made a Motion to have any parking violations is handled as follows.

1. C.M.O.C. to be contacted by resident of violation.
  2. C.M.O.C. will contact ANY Board member so they can nicely make contact with the offender.
  3. Board member will then contact C.M.O.C. to notify Shamrock if needed. Discussion.
- Approved 5-0. (entire process should not take more than ½ hour).

OLD Association Records- Shaaron Fisher made a Motion to contact the Community Attorneys to verify length of time community records need to be maintained. **Based** on the recommendations, C.M.O.C will be advised on what to do.

Dave Smith will contact Attorney and report at the next meeting. Discussion. Approved 5-0.

NEW Expenses- Dave Smith made a Motion to re-pay \$41.00 to Pam Haskett for copies she made on behalf of the Community. Discussion. Approved 4-1.

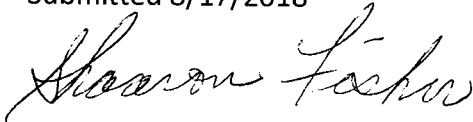
Reserve Contributions- tabled until the August meeting.

NEW Black top- Pam Haskett made a Motion to get 3 bids for immediate patching of cracks and bids for Spring repairs or a possible multi-year estimate to remove and replace the existing black top by sections. Discussion. Approved 5-0.

NEWTree/shrub replacement.-Rod Holm made a Motion to get an estimate for replacement where trees were removed close to utility boxes because they were dead. Discussion Approved 5-0.

Jim Pace made a Motion to adjourn. No discussion. Approved 5-0 at 6:45P.M.

Submitted 8/17/2018



Shaaron Fisher  
Secretary

Property of glenabbey.org

Minutes  
**Glenabby Condominium Association**

Sept. 18, 2018

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The Board of Directors of the Glenabby Condominium Association met pursuant to call at the clubhouse. The meeting was called to order at 1:30pm. Those Directors in attendance were Patricia (Pam) Haskett (PH), Rod Holm (RH), Dave Smith (DS), and Jim Pace (JP). Board member Shaaron Fisher (SF) was absent. Jim Chew (Property Manager) of Condo Management of Columbus was also in attendance.

#### Minutes

JP motioned, and RH seconded a motion to approve the minutes of the August 16, August 21 (including Executive Session) and August 23 Board Meeting. The motion passed.

#### Financial Report

The Financial Report was given by the Treasurer.

#### Managers Report

The Managers Report was given by the Property Manager.

Homeowner Discussion was conducted

#### Old Business

- Motion to approve expenditure of \$1000 from Capital Reserve Budget to make sidewalk repairs of the 13 top hazard areas per B-Level study, and a survey by the Board to be provided by JP was made by PH, seconded by JP. The motion passed.

#### New Business

- Motion to approve having the Glenabby Meeting Minutes brought up to date from January through August and posted on the Community website before the next board meeting October 16, 2018 and for CMOC to provide any documentation needed by JP so he can put these minutes into the system was made by DS, seconded by PH. The motion passed.
- Motion to have Board Secretary read each motion that will be shown in the meeting minutes before a vote is taken was made by DS, and was not seconded.
- Motion to adopt the Kaman & Cusimano recommended model for the Retention of Association Records was made by DS, seconded by PH. The motion passed.
- Motion to stop putting any more funds into the Reserve Account for October, November, and December to cover operations was made by DS, seconded by RH. The motion passed.
- Motion to meet at its convenience before the October Board Meeting to look at the 2019 budget was made by DS, seconded by JP. The motion passed.
- Motion to approve proposal from Environmental Management dated Sept. 4 for various landscape services and revised by the Board for an amount not to exceed \$750.00 was made by RH, seconded by PH. The motion passed.
- Motion to table approval of a proposal for 2019 Lawn Care was made by RH, seconded by PH. The motion passed.
- Motion to approve Fall & Spring one year Service HVAC to be done by Classic Air not to exceed \$250 was made by PH, seconded by RH. The motion passed.

- Motion to approve Clubhouse Contract to be included in the Rules and Regulations was made by PH, seconded by RH. The motion passed
- Motion to approve completed version of the Snow Policy to be included in the Rules and Regulations was made by PH, seconded by JP. The motion passed

The meeting was duly adjourned at 2:41 pm after a motion to adjourn by PH and seconded by JP.

Respectfully submitted,

Jim Chew  
Property Manager

Signature of Secretary: Sharon Liska Date: 11/19/2018

Property of glenabby.org

Executive Session Minutes  
**Glenabby Condominium Association**

Sept. 18, 2018

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The Board of Directors of the Glenabby Condominium Association met pursuant to call at the clubhouse. The meeting was called to order at 2: 41 pm. Those Directors in attendance were Patricia (Pam) Haskett (PH), Rod Holm (RH), Dave Smith (DS), and Jim Pace (JP). Board member Shaaron Fisher (SF) was absent. Jim Chew (Property Manager) of Condo Management of Columbus was also in attendance.

**New Business**

- Motion to approve waiving late fees assessed to Unit 6254 for failure to timely pay an enforcement assessment upon execution of the Landscape Alteration approved by the Board was made by DS, seconded by RH. Owner of Unit 6254, PH abstained. The motion passed.

The meeting was duly adjourned at 2:52 pm after a motion to adjourn by PH and seconded by JP.

Respectfully submitted,

Jim Chew  
Property Manager

Signature of Secretary: *S Fisher*

Date: 11/19/2018

# GLENABBY CONDOMINIUM ASSOCIATION

## MONTHLY BOARD MEETING

November 1, 2018 7 P.M.

THE OCTOBER MEETING WAS HELD ON THE EVENING OF NOVEMBER 1, 2018 AND OPEN TO THE COMMUNITY.

**Board Members Present:** Pam Haskett President, Dave Smith- Treasurer, Shaaron Fisher- Secretary, Jim Pace- Director at Large, Rod Holm Director at large.

**UNIT OWNERS IN ATTENDANCE-** Joe Santillo, Sharon & Bob Linscotts, Karen Wilsoon, John Gentry, Stu Herlen, Rosalie Mussie, Margaret Allen, Tom Fisher, Jeanette & Len Pavuk, Scott Spiker, Pat Huggard, Sue Allen, Andi Allen, Harry Paulino, Bill Kammer, Carol may, Sandy Kloeb, Tara Lanson, John Phillips, Becky Smith, Jenny Holm, Jackie Nicholson.

### Comments from owners

M. Williams- north side of unit has mildew. Suggests she call property manager.

J. Phillips wanted to know why the minutes were not up to date on-line.

S. Linscott reported that the grass (seed) at the end of the downspout was being washed away by rain.

L. Pavuk asked why the Property Manager was not present, why D. Smith left the Oct. meeting when there were enough people for a quorum and association business could have been conducted. Why, when the association legal advisors sent a brochure to NOT to keep Reserve Checking account blank checks with a board member or on the property did D. Smith want to do that? L. Pavuk reminded the board that one of the advantages to having CCMC as the property manager was that they had their own maintenance crew that would save the association money.

B. Kammer thanked R. Holm for responding to his idea of an improvement to the grounds. Also expressed his frustration that the October regular board meeting was not held as scheduled.

### SECRETARY'S REPORT

The minutes from the September were presented and approved 5-0.

## OLD BUSINESS

R. Holm made a motion to get three bids to finish grout work that needs to be done on the front wall. To be included is Leggit & Davis the company that did the top. D. Smith 2<sup>nd</sup> the motion. The motion was approved 5-0.

R. Holm made a motion to repair/patch the asphalt in the complex in the spring of 2019 and seal later in the year. The motion was 2<sup>nd</sup> by D. Smith. S. Fisher explained her research between the two asphalt Companies. By requesting another Bid from Chemcoat, the association was able to save an additional \$362. The motion was approved 5-0.

R. Holm made a motion to keep the water shut off key for buildings 3 & 4 in the clubhouse closet. J. Pace 2<sup>nd</sup> the motion. The motion was approved 4-1.

D. Smith made a motion to purchase Emerald Green Arborvitae for areas that trees were removed last year. P. Haskett 2<sup>nd</sup> the motion. Selection was tabled to investigate different choices.

P.Haskett commented that the concrete work to level some walkways was complete. The five worst areas were selected because of the funding that was available.

## NEW BUSINESS

D. Smith made a motion that he delivers information to residents that don't have computers. That is a position that has been assigned to a volunteer for the year and a half. No second.

There is a request from a resident to install a doorbell camera. This was tabled until we have legal advice.

ABCO contract for fire hydrant maintenance was tabled to get additional bids.

D. Smith made a Motion to create a NO FIREARMS in meetings or social events in the clubhouse. R. Holm 2<sup>nd</sup> the Motion. The motion was approved 5-0.

D.Smith made a motion that there are no recordings of business meetings. The Motion was 2<sup>nd</sup> by R. Holm. The motion was tabled until advised by attorney.

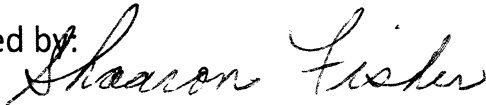
P. Haskett made a Motion for a Vice Presidents position. D.Smith 2<sup>nd</sup> the motion. **There was no discussion allowed and the only reason for the request was "if the President was not available." The by-laws of the association clearly spell out what happens should the President not be available. Adding a V.P. is not what it says.** The Motion was approved 2nd the Motion 3-2.

D. Smith made a Motion to have Rod Holm fill the V.P. position. Pam Haskett 2<sup>nd</sup> the Motion. Approved 3-2.

S. Fisher submitted a request via email to the board two weeks in advance to add two safety items to the approved rules for using the clubhouse (September 2018.) Dave, Pam, Rod did not respond. At the meeting D. Smith presented a form that was years old for approval. No one had seen it or discussed it before this time. No action taken.

AT THIS POINT THE SECRETARY LEFT THE MEETING

Submitted by:



Shaaron Fisher  
Secretary

Property of glenabby.org



Minutes  
**Glenabby Condominium Association**

Nov. 20, 2018

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The Board of Directors of the Glenabby Condominium Association met pursuant to call at the clubhouse. The meeting was called to order at 1:35pm. Those Directors in attendance were Patricia (Pam) Haskett (PH), Rod Holm (RH), Dave Smith (DS), Jim Pace (JP), and Shaaron Fisher (SF). Jim Chew (Property Manager) of Condo Management of Columbus was also in attendance.

Minutes

RH motioned, and JP seconded a motion to approve the minutes of the September 18 Regular and Executive Session Board Meeting. The motion passed.

Financial Report

The Financial Report was given by the Treasurer.

Managers Report

The Managers Report was given by the Property Manager.

Homeowner Discussion was conducted

Old Business

- None

New Business

- Motion to approve changing the budget to move \$2000 from the "Trees" category to the "Landscape" category and move \$2850 from the "Trees" category to "Building Repairs" was made by DS, seconded by SF. The motion passed.
- Motion to approve reimbursing PH \$12.90 plus \$5.16 for copies was made by DS, seconded by RH. The motion passed.
- Motion to approve reimbursing JP \$175.00 for services by Classic Air was made by DS, seconded by SF. The motion passed.
- Motion to approve election of Rod Holm as President was made by SF, seconded by PH. The motion passed.
- Motion to approve application from 5226 for a video doorbell was made by RH, seconded by PH. The motion passed.

The meeting was duly adjourned at 2:31 pm after a motion to adjourn by SF and seconded by DS.

Respectfully submitted,

Jim Chew  
Property Manager

Signature of Secretary: Shaaron Fisher

Date: 1/15/2019