

The Westbrook Townhome Condominium Association
A Non-Profit Corporation
Minutes of
BOARD OF DIRECTOR'S MEETING
June 21, 2011

Members Present: Don Hickman, Susan Murphy, Beth Harshbarger, and Brenda Niswander. Also present was Terri Zdanowitz (from All-Pro Realty) and Rita Dorn (from Unit 26).

Meeting was called to order at 5:40 pm.

Minutes from the March, April and May were reviewed. Motion by Sue, second by Brenda to accept the minutes as written. Board voted and approved. Motion carried.

Treasurer's report was reviewed and will be placed on file subject to audit.

Management Report — Correspondence from Jackson County Treasurer on Annual Satori Corporation Tax Foreclosures.

Terri put a Lien on 4545 (Unit 34) for late dues.

Rescind the motion to write off \$165.00 for Unit 13. Motion by Sue, second by Brenda. Board voted and approved. Motion carried.

Old Business:

Lawn Care: Terri will call Total Home and Lawn, LLC about grubs and dandelions. Lorina will contact them as to the schedule for lawn mowing. She will also contact Eradico as to when they will spray for the carpenter bees.

Dish Network was here to reinstall their equipment. Placed it on a light post and could, if owners from Building 2 choose, have Dish Network installed from this equipment.

New Business:

Carpenter bees— Motion by Sue to have Management Company authorize Total Home and Lawn, LLC to do carpenter bees for \$750. Seconded by Brenda. Board voted and approved. Motion carried.

Website—Board discussed alternate ways to post condos for rent or to sell on the website. Will bring it up at the Annual Meeting for total Association approval. Do away with About tab and only have Location tab.

Beth was given the Master Booklets for Developer and Purchaser Information (ByLaws) by Don. She will take them to Office Depot, have them scan the documents into pdf form to place on the website. She will also get a quote for 20 copies.

Terri gave Beth the original Proof of Service Affidavits for the Annual Meetings of May 18, 2011 and October 19th, 2011 to put in the Secretary Book.

Next Meeting at All Pro-Realty, Terri's office, on Lansing Avenue July 20, 2011 @ 5:30 pm.

Meeting adjourned at 8:00 pm.