

The Westbrook Townhome Condominium Association

A Non-Profit Corporation

Minutes of

BOARD OF DIRECTOR'S MEETING

March 20, 2012

Members Present: Doug Nowlin, Rita Dorn, Don Hickman, Heather Onweller, and Lisa McCurdy.

Also present was Terri Zdanowitz (from All-Pro Realty) and Beth Harshbarger (from #15).

Meeting was called to order at 3:35 pm.

Minutes from Oct. 25, 2011 were reviewed. Motion by Don, second by Rita to accept the minutes as written. Board voted and approved. Motion carried.

Treasurer's report: Terri read the report. Terri will put a lien on unit #13 (1958), Todd Jones. Year ended with a surplus of \$15,747.00.

Management Report: Tax assessment \$4,080.00, down, decrease tax of \$195.00. Ted Wray bought 4647 and paid off our lien of \$5,200.

Correspondence: Terri received tax foreclosure for 1971.

Old Business:

Heather Onweller will go to Lowes about outside motion lighting. Matching the existing front and rear door light fixtures on each unit door throughout the complex.

Doug Nowlin turned the meeting over to Heather Onweller at 5:02 pm. He had to leave to go to another meeting.

Rita Dorn called the post office about a secured outgoing mail box. Post office told her to look at www.mailboxes.com. Don Hickman suggested cutting out, and putting in a steel secured box from this web site.

New Business:

The Westbrook Townhomes Assoc. will send a letter to all owners, reminding them about any improvements must be approved by the Board. The letter will also include an approval

form. This letter is due to the problem of screen doors being mounted on the front of 4529 and 4537. All screen doors must have Board approval.

Terri said she could have her crew do the mulching at a cheaper rate than lawn people can. Motion by Don Hickman to have Terri's crew do the mulch work, second by Lisa McCurdy. Voted and approved by the board.

Board discussed contingences to add to All-Season contract. Board put in contingences that all lawn care must end by 6:00 pm each night, and no lawn care on the weekends. Contingences must be met before signing contract with them. Motion by Lisa McCurdy to have All-Season with contingences to do lawn care, second by Don Hickman. Voted and approved by the board.

Terri will get quotes to redo sign out front. Also add the website to it.

1960, Susan Murphy's unit needs to have water tank replaced. Terri will call Brewer's, with the estimate of \$1,966.55 to replace the tank. Motion by Lisa McCurdy to have Brewers to replace water tank in 1960, second by Don Hickman. Voted and approved by the board.

Ted Wray water problem- All-Pro will bring in dirt. Problem is in between 2 units.

GO-DADDY- Beth will change e-mail address to All-Pro.

1974 side walk is crumbling and a fence is need of repair. All-Pro will look into it to give a quote. Tabled till next meeting.

1970. Warning letter to be sent out about barking dog.

Rita Dorn will look into the interest of a "buy into" yard sale. Proceeds will go into redoing sidewalks to allow wheel chair excess.

Board will do a walk around the common grounds to look for violations.

Next meeting: April 16th, 2012 @ 3:30 pm for Board to do walk through.

Meeting adjourned at 6:11 pm.