

The Westbrook Townhome Condominium Association  
A Non-Profit Corporation  
Minutes of BOARD OF DIRECTOR'S MEETING  
March 18th, 2014

Members Present: Don Hickman, Phil Moore, Heather Huff and Ken Gibbs. Also present was Terri Zdanowitz (from All-Pro Realty)

Meeting was called to order at 6:37pm.

Minutes from the last meeting were not available to approve.

Terri presented the Treasurer's report. It was reviewed and will be placed on file subject to audit. There were ongoing discussions about funding options for major improvements, such as the road and roofs, by possibly raising the dues to build our reserves and/or special assessments. Satori's involvement is critical.

Delinquent accounts were discussed. Terri filed a discovery on Unit #1958 to determine how to collect on the money judgment.

The "H" area of the driveway is in terrible condition and needs to be tore out and replaced. There are a couple of potholes that need filling also. Terri will get 2 vendor quotes.

Motion made by Heather seconded by Don to give Terri permission to sign the All-Season's Lawn Care contract for the 2014 season at the same price as last year, which is \$8,400. Carried.

Terri informed everyone that the Tax Assessment went down \$10.

Don suggested that we consider installing plastic brown fence for future fence replacements which would look the same and be maintenance free for 25 years.

Date for spring walk through is Tuesday, May 6<sup>th</sup> @6:30pm.

Date for next board meeting is Tuesday, May 20<sup>th</sup> @6:30pm.

Adjourn: At 7:33 pm.