

Westbrook Townhome Condominium Association

A Non-Profit Corporation

Minutes for the Board of Directors

May 9, 2017

1. Call to Order: Call to Order by Phil Moore at 3:07 p.m. Present: Phil Moore, Paula Moore, Marcy Bradley, Ken Gibbs, Rita Dorn, Agent Terri Zdantowitz.
2. Approval of Minutes: Motion made by Marcy to approve minutes of April 25, 2017. Rita seconded. Motion carried. Placed on file subject to review.
3. Treasurer's Report: Motion made by Rita Dorn to approve April's Financial Report, Seconded by Paula Moore. Motion carried. April Financial Report approved. Placed on file subject to audit.

Half of payment made for roof replacements of roofs 1 and 2 to Axtion Construction.
Delinquent account discussion: Letters sent out. Unit 13 paid ½ owed (money judgement due) money judgement will be filed for remainder. Unit 11 meeting payment arrangements.

Unit 16 no response to letter from All-Pro. Lien will be put on property. Units 17 and 49 not responding or attempting to make payments Money Judgement will be filed. Unit 37 no response to letters, lien will be placed on property.

4. Agents Report: Multiple Jackson County delinquent tax notices received for Satori properties. Planning on Financial Annual Review by Lally group.
5. Correspondence:
6. Old Business:
 - a. Unit 4544 repair of leaking in basement. Mr. Sponge given in two options: 1. For 1320.00
 2. For 1420.00. Discussion followed with option 2 proving to provide a more complete repair. Motion made by Paula for Mr. Sponge to repair leak using option 2. Seconded by Marcy. All in favor motion carried.

7. New Business: Prioritization of Spring Walk Thru:

BUILDING 4

- a. Repair of downspout extension on east side.
- b. Dead limbs on trees throughout complex needs to be trimmed, bushes need to be trimmed
- c. New drain extensions need to do 45 degree cut to avoid lawn mower damage. Pea stones added for drainage.
- d. picking up salt bags for storage

BUILDING 5

- a. 4556 siding popping off
- b. quotes on drains, and patency of drains
- c. light cover missing on 4524
- d. siding missing on 4540
- e. reseed where Brewer's did pump repair
- f. fence missing between 4544 and 4548, needs to be replaced.