



Meeting Minutes - April 25, 2018

Location: 8 West Court

Present: Dick Stausebach, Terri Lacoff, Dorothy Hyatt

Owners: Mary Jane Mallonee and Louise Ludecke

1. Called to order by Dick Stausebach at 6:03 pm.
2. Meeting minutes from January 30, 2018 approved with revisions
3. Treasurers Report: Updated on payment plan and delinquencies.
4. Maintenance and repair Updates
 - Palmer's Home Improvements will start the 2nd phase (of 3) on the shutter replacements (on the remaining 95 windows and 24 doors).
5. Drainage issue: The East Court drainage pipe between 226 and 228 was replaced. The pitch was improved to provide better water flow. The drain from the parking lot that flows to the rear of 219 was noted as being clogged with dirt and tree roots. Debris also tends to cover the top of the grate.
6. Violation letters: Two sent for fences being supported by rope and one for a recycle bin left out.
7. No survey update currently on parcel of land at Mousley. Dick will follow up.
8. Sewer pipe for 119 Center Court: No update currently. We need legal opinion regarding responsibility for pipes/sewers between each unit and county main connection. Dick will follow up with unit owner to clarify the details of the problem and with our attorney, Franta, to clarify responsibility.
9. Code of Regulations amendment regarding audit versus review: So far 41 owners have voted in favor and 6 against. Louise Ludecke voted in favor during the meeting, bringing the total to 42 in favor.
10. Proposed Rule Amendment to Collection Policy of Delinquent Fees and Violation Notices proposed by Terri: Rule 15.01 on Collection Policy added the inclusion of other fee types, such late fees, violation fines, legal fees, special assessments etc. to count toward a delinquency. The current rule applied only to condominium fees at 90 days. Rule reviewed in detail by Council. All voted to approve.
11. Discussed changing wording the Rule 14:01 which states that dues are due on the 1st of the month and a late fee is imposed after the 15th day. Terri proposed changing the limit to 10 days. Council decided against this change.
12. Window replacement: Discussed Architectural Request for front window replacement for 8 West Court, Terri Lacoff for a picture window with 2 side windows instead of the current three double-hung windows. Dick Stausebach approved the request and Dorothy Hyatt did not

approve it, resulting in a tie, as Terri recused herself. Discussed at length authority and scope of Council to approve type of replacement windows. Terri agreed to delay her contractors on the already purchased windows and Dorothy agreed to get legal opinion regarding authority of Council to approved window designs.

13. Fence repairs: 207 East has inquired about the fence repair. Owner thinks the fence was damaged during tree removal; however there is a picture of the damaged fence prior to the tree removal.
14. Oil leak at 230 from car has been reported. This issue was not discussed in detail.
15. Solar lights: 4 West has solar light along the sides of the sidewalks. This is an issue as they interfere with the mowers. Peg to send a letter requesting removal of the solar lights.
16. Removal of fallen trees of State-owned land: Jays Landscaping to do clean-up of fallen branches and trees with spring clean-up.
17. Scheduled Annual Property Inspection for Monday May 7th at 5:30 pm, meet at 8 West Court. The focus will be on the grounds and landscaping. Owners are encouraged to report issues with other common elements such as siding, soffits or roofing as they arise.
18. Next meeting to be scheduled.
19. Meeting adjourned 9:30 pm.

Addenda:

After the meeting, Dorothy changed her no vote on the Architectural Change request for 8 West to abstain while maintaining that Council retains the authority to approve window designs but leaning toward favoring the owner where there could be financial hardship. Terri also informed Council she would not delay her contractors due to scheduling difficulties in coordinating each.

The annual property inspection was rescheduled for Wednesday, May 9th.