

**MORGAN CREEK OF CANTON CONDOMINIUM ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**June 12, 2013**

The June 12, 2013 Board of Directors meeting of the MORGAN CREEK OF CANTON Condominium Association was called to order at 7:04 PM.

Officers present were Bob Olmstead, Art Anderson, Michele Benn and Cheryl Sprague, Liaqat Ali was absent. Liaqat has sold his condominium and has resigned his position. Present were 13 owners and 6 proxies. Twenty six are needed for quorum. Board declared those present as a quorum and meeting was able to proceed.

**Minutes:**

Questions on the minutes:

- Notify board or management company if outside alarms are beeping and appropriate action will be done. At some point a complete inspection of alarms made be considered but the cost will be several thousand dollars.
- Garage doors are covered if spring is broken. Notify board or management company and garage door company will be contacted.
- DuPont fertilizer. Claim has been submitted for approximately 80 trees. Class action suit is in process. Our attorney is in the process of working on our claim. We will not remove the affected trees until suit is settled.

Minutes from 2012 meeting were accepted.

**Financial Report:**

Questions on the financial report 2012:

- CD's: 12 month CD's have been cashed in to pay for 20 roofs and painting of half of the units over the past 2 years for the amount of \$155,000. This money was moved in to a money market savings account that was used to pay the bill.
- Delinquencies: Board has been working diligently with an attorney to recover delinquent dues. In one case we have recovered approx \$4000 of the \$7000 that is owed. We are not going to pursue further due to the cost being eaten up by lawyer fees on this individual due to him declaring bankruptcy. Two of the other delinquent prior owners have left the country and cannot be tracked. These 3 delinquencies will be removed from the books for approx \$10,000. We are also in settlement with the other delinquents and we are recovering money. The board is very diligent in recovering late fees. The board, along with our attorney is going after all current or previous owners who do not keep their dues up to date.

- The pre paid association assessment on balance sheet are the owners who pay in advance for their dues. Some people pay by the year.
- The board has spread out the cost of doing the roofs to 8 years budget rather than have a special assessment. Board feels it would not be able to recover a special assessment so the dues were increased. We still remain the lowest association dues in the surrounding areas. \$265-\$315.
- Largest cost is to roofs, water and painting. In 2012 half the units were painted. Painting did not go forward this year due to not wanting to raise the dues even higher. Water budget was \$20,000 over budget and due to the rain this summer watering is much less. Suggesting was to form a committee to analyze water usage and see other ways to bring cost of water down. Question on alloying car washing and watering flowers. Board will talk to lawyer about car washing. Suggesting to stop sprinklers if current year water usage if over last years in August. Internal water usage due to possible leaking faucets as well. Suggest sending out a notice to building that has the highest water usage to make owners aware. Committee to form on water usage was formed. Notify board if sprinkler head is broke.
- ITC staked property lines for tree cutting.
- Sump pump for \$190. Windows and screens. Might be shutters that had to be reattached. Cost will be looked into by management company and will get back with board.
- Mulch was not budgeted this year. If done by homeowner brown mulch is required.

Financial report was accepted.

### **New Business**

Budget 2013:

- Cost of asphalt budgeted at \$2000. Parking off driveways is damaging asphalt. Board is aware this might be under budget. Difficulty is finding a company to even do repairs.
- 3 units sold in the past month and values are going up.
- 12 units are rentals.
- Pest control is \$60 month. For wasps and bees.
- Shutters and signs are faded. If you want them replaced there will have to be an increase in the dues.
- Question to board on raising dues again. Join the board. Only 13 units showed up at meeting.
- For delinquencies board goes to lean and foreclosure to get dues.

Nominations:

- Cheryl and Bob are up for reelection. Both were nominated again.

- Pat Sirola volunteered to be member at large for one year.
- Vote by show of hands. Bob, Cheryl and Pat were voted in. Bob will remain on as President.

#### Questions.

- People who do not pick up after their dogs. Let board know and they will contact them.
- Damage to common element such as grass along driveways is person who does the damage and not all of the co owners.
- Trash not being tied up and blowing all over; notify board. Suggest to put out trash night before with can with lid only, bags must go out in morning. Plastic garbage container is in water. Rats are being seen.
- Garage sale this year. July 18, 19 and 20.
- Jack did a wonderful job on the front landscaping.
- Board was thanked for the work they do on their own time without any financial reimbursement.

The meeting was adjourned at 8:27 P.M.

Minutes submitted by,  
Michele Benn  
Morgan Creek Condo Association