

January 14, 2013 Board Meeting

Financial:

- Total current assets were \$291,351.61 as of the 8/31/12 *Balance Sheet* (Operating Checking Account: \$21,062.51, Capital Reserve Checking Account: \$157,673.93, Capital Reserve CD/USB: \$42,001.44 and Capital Reserve CD/FFL: \$70,613.73).
- Sales Report; 3 active listings, and 2 expired listings.
- Rental Report; 11 out of 107 units in the Preserve are currently being rented.
- The Delinquent Report lists five units in arrears, for a total of \$1,489.83 due.

General:

- Signature cards were updated for Board member treasurer responsibilities.
- Sales Report; 3 active listings, and 2 expired listings.
- Trevor reported that Brickman will replace the subcontracted snow plowing company with a Brickman operated team to address resident concerns regarding missed drives.
- The Board agreed to utilize a blended calcium/salt mixture for drives & sidewalks in an effort to balance cost (calcium) with maintenance issues (salt). Driveways and sidewalks are treated on a limited basis per property management instructions.
- Trevor reported that the streets will be treated with salt when plowing occurs.
- Trevor will report back to the Board on options/pricing for Association financial audits/reviews.
- Trevor reported that he will be mailing a third amendment voting letter to the owners who have not yet responded to the voting materials.
- Trevor reported that 2 units had missing/damaged basement window egress covers replaced.
- Storm related damage from Sandy was estimated to be about \$3,000 with various repairs completed and minor basement leaks being addressed in 4-5 units.
- Trevor and the Board were in communication with a resident to bring a delinquent account current.
- A resident's dog walker slipped on the property. Trevor told the person to submit a letter outlining his concerns along with associated medical expenses for the Board to review.

Alteration Requests:

- NA

Violations:

- NA