

April 08, 2014

Apple Glen – Board of Directors Meeting

5:30pm - 836A Donegan Road

Meeting was called to order by Pamela Whittington at 5:40pm

Board Members present: Pamela Whittington and Gibb Kentz

Minutes: The minutes of February 25th were reviewed. There were no changes noted. Pamela Whittington motioned to accept minutes as is. Gibb Kentz 2nd the motion.

Financial Review:

- 1) Financial report dated February was reviewed
- 2) The HOA dues income was reviewed. The (24) twenty-four units in Apple Glen provide \$53,000 yearly income that is a \$4,417 monthly income for expenses and reserves.
- 3) A 5-year expense sheet for the HOA was reviewed. This information will be provided in the Annual Meeting packet for all owners to review.

Reserve Funds: There is currently \$46,301.19 in the reserve funds.

Repairs and Maintenance:

- 1) Pamela Whittington did a walkthrough of the common area on April 1st. A report was made and distributed to the Board Members. A copy will also be sent to Lindsay Jewell of Bray Realty
- 2) Umbrella Roofing is to come by (April 9th) to evaluate current condition of all building roofs, and to repair the flue at 830C where water was going inside the pipe. They were to also clear cutters that had debris in them. A report will be provided by Umbrella Roofing.
- 3) Electrical Box framing and front post replacements – Lindsay will meet Water Dougherty on April 9th at 4pm to obtain a bid for this project.
- 4) Parking Lot repairs and resurfacing is currently on hold until it is determined where the water is coming from in the basement of unit 834B. There have been (3) bids received so we know what the possible cost will be for the needed repairs and maintenance for the parking lot areas.

HOA Map Corrections Needed:

- 1) During the walkthrough by Pamela Whittington it was noted that the (2) two far West side units are improperly marked with the letters A to D. This correction will be provided to Lindsay Jewel with Bray Realty and provided in the Annual Meeting packet.

Landscaping:

- 1) There is a concern of the large root systems of the trees that are now above ground near building 836 and in the small orchard area between units 826 and 834. Gibb Kentz suggested contacting a Tree Doctor company that is located at the end of Donegan Road next to Climate Control. Pamela Whittington agreed and will make the call to them.

Apple Glen – Board of Directors Meeting

April 8th (continued)

Old Business: None

New Business: Pamela Whittington noted that there used to be (5) five board members in the past. Currently there are (3) three. Pamela Whittington suggested we obtain (2) two more board members in the near future. Gibb Kentz agreed.

Meeting Adjourned: At 6:30pm Pamela Whittington motioned to adjourn the meeting. Gibb Kentz 2nd the motion.

Respectfully Submitted by
Pamela Whittington, President

2014 - BOARD MEETING SCHEDULE

April 28th (Monday) - 836A Donegan 5.30pm

June 1st (Sunday) - Annual Meeting

Glenwood Suites 384-4700 (West Glenwood) 4:00pm

** Apple Glen Web-site: www.brayrentals.com

BRAY REALTY: Lindsay Jewell (970) 625-4555 Cell: (970) 930-2036
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