

February 25, 2014

Apple Glen – Board of Directors Meeting

5:30pm - 836A Donegan Road

Meeting was called to order by Monique Hyde Kennedy at 5:35pm

Board Members present: Monique Hyde Kennedy, Gibb Kentz, and Pamela Whittington

Minutes: The previous minutes were not available for review

Resignation: Monique Hyde Kennedy resigned as President of the HOA.

Election for President: Monique Hyde Kennedy motioned to elect Pamela Whittington as President. Gibb Kentz 2nd the motion. Motion was carried.

Election for Treasurer: Pamela Whittington motioned to elect Monique Hyde Kennedy as Treasurer. Gibb Kentz 2nd the motion. Motion was carried.

2014 Budget: The budget for 2014 was reviewed. After discussion, Gibb Kentz motioned to accept the budget. Pamela Whittington 2nd the motion. Motion was carried.

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

Future project update:

- 1) Water Leak -- There is currently a water leak in the crawl space below 834A. The City of Glenwood has verified the water has chlorine. There will be excavation work required to find the leak. Bishop Plumbing will be contacted to do this work approximately April 1st.
- 2) Electrical box framing – There are (3) three electrical boxes that need to be reframed. Lindsay of Bray Realty will request bids.
- 3) Parking Lot Repairs - There are large cracks forming in the East side parking lot near the dumpster and some garages that will need repaired.

HOA File Transfer: Monique Hyde Kennedy transferred the HOA files to Pamela Whittington to maintain for the Board of Directors.

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5:30pm - 836A Donegan Road (continued)

New Business:

- 1) Garage Roof repairs – Monique Hyde Kennedy stated the HOA had enough money without having to use any reserve funds for these repairs that cost approximately \$12,000.
- 2) Building Roofs - Gibb Kentz stated roofs last approximately 30 years until replacement is needed.
- 3) Bray Realty – current management fees are \$300.00/month (\$12.50 per unit)
- 4) Grounds walk through – the Board of Directors will do a walkthrough of the property to evaluate current conditions and concerns at the next board meeting.
- 5) Annual Meeting -- Lindsay will call the **Glenwood Suites** to reserve a room for the Annual Meeting on June 1st. Pamela Whittington will call her tomorrow.

Meeting Adjourned: At 6:20pm Pamela Whittington motioned to adjourn the meeting. Gibb Kentz 2nd the motion.

Respectfully Submitted by
Pamela Whittington, President

2014 - BOARD MEETING SCHEDULE

April 1st (Monday) - 836A Donegan 5.30pm
Grounds walk-through and meeting to follow

June 1st (Sunday) - Annual Meeting
Glenwood Suites 384-4700 (West Glenwood) 4:00pm

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

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