

**MONTHLY MEETING**  
**Farrwood Green Condominium, Phase II**  
**Held Monday May 23<sup>rd</sup>, 2011**

Attendees: Board Members: Sean O'Connell, Jonathan Campbell, Todd Lariviere and Theresa Poore  
PMA: Elaine Romano

**Monthly Meeting called to order at 5:30 PM.**

**April Minutes were reviewed.**

- ~Couple of questions to review: the Fire calls were the voiceblasts that went out regarding trash pickup, etc.
- ~Sean has not heard back from Dan regarding changing the quorum. He will follow up with him to see how he feels the process should go.
- ~Storm door question: Elaine is going to check to see what was originally asked for. She believes that what we approved is what he asked for and purchased.
- ~The fire caps are outside not inside.
- ~Transcript from the Yearly meeting is going to be sent to the web. Jon has not read it. Vote was taken 3-0-1.

**Mins. Accepted 4-0.**

**Financials were reviewed**

Financials were reviewed for April 2011

~JBL not to exceed 4 hours to try and fix the flood lights.

**Financials approved 4-0**

**Executive Session:** We went into executive session to discuss the aging reports.

**Aging reports approved 4-0.**

**Open Issues:**

- A.) See Financials
- B.) **New deck Done:** Pictures look good. No issues to report. Building inspector is going to come out for final inspection.
- C.) **Annual meeting minutes.** Voted 3-0-1 to send them to the web.
- D.) **Proposal supplied by Scott Construction for unit #167:** We discussed that we didn't send Nathan back there. Scott will start the wall as soon as possible. Elaine will talk to Nathan and confirm that he didn't go back there.
- E.) **New CPA:** We will get 2 more quotes hopefully by Wednesday. Elaine will get back to use to review these.
- F.) **Fire Walls between #142/143:** Ask Scott to take a look and get us a quote
- G.) **Master Insurance:** It is in the works. Elaine will let us know when it is complete
- H.) **Contract:** Jon still has some questions to discuss with Jim. We would like Jim at the next monthly if at all possible to discuss with him the questions Jon has. At that point we will vote on the contract.

I.) **Insurance Claim for Ice Dam:** Check not here yet. But coming.

**New Issues:**

- a.) **Gutter Cleaning:** Elaine will get us multiple bids.
- b.) **Catch Basin Cleaning:** They need to be cleaned two times a year. Can we get a walkthrough from Time to decide what we can do.
- c.) **Unit #125 Chimes damaged:** We are not covering personal items damaged during ice removal. Items should have been removed prior to the storms starting to prevent damage.
- d.) **Unit #123 Lilac Tree:** Have her talk to Tim. If approved it would be at no cost to the association. All costs would be to the unit owner.
- e.) **White Fence:** Get price to replace the fence. But for right now we should just pull the fence. See how it looks we might not replace it.
- f.) **Cracks in Patio:** The patios that have heaving's will get priority.
- g.) **Cement Caps:** Get price from Scott. Fix the tops that are the worst.
- h.) **Bulkheads:** Paint them green
- i.) **Tree in front of 61:** is dead-pull it out before it causes more damage. Sylvia would like a Korean Dog Wood planted if we ever replant in front of her house.
- h.) **Cracks in walkways:** Those that have heaving's start there. Ask Scott for quote. We don't want anyone to get hurt so we need to take care of the most dangerous ones first.
- j.) **Exterior Window Trim:** Can we have Lambert come out to give us a quote to reside the Vynol? Otherwise look into what we did before.

**Correspondence:**

- a.) **Unit 75 & 99:** Are both upset about damage to patio furniture during the winter.
- b.) **Unit # 114:** Renewal window people walking around.

**Closed:**

- a.) A1 Termites
- b.) Sump pump installed, comes out to middle of the grass

**McCarthy:**

Small issues that need to be fixed. Can they pick up the trash on the wood/grass line and not blow it further into the woods? Planter in front of Todd's needs dirt and mulch. Around the mailboxes are collecting bark mulch and dirt.

**Reserve Study:**

Can it be pulled to be reviewed during next meeting.

**Yard Sale:**

When she picks a date let us know and we will send a letter out. Sean will talk to her about picking a date.

**Meeting Adjourned at 7:30pm. Next meeting TBD**