



## Board Meeting Minutes for Monday, June 18, 2007

6:00 p.m. in the gazebo

Board Members present include: President Bernie Mieloch, Secretary Dawn Wellington, Ted Hatfield, Laura Smith and Shama Price.

1. Call to order at 6:06 p.m.
  2. Shama made the motion to approve the minutes. Bernie seconded the motion. All voting members were in favor. The motion passed and the minutes were approved.
  3. Manager Report – Lisa with Beck and Company was present to give the manager's report. Allendale is doing well financially. Please see the memo dated June 18, 2007, from Beck and Co. for details.
  4. Insurance for Property – State Farm has raised the rates significantly. Beck and Co. received quotes from several competing agencies. Ted made the motion to keep State Farm. Laura seconded the motion. All voting members were in favor of keeping State Farm for another year. The motion passed.
  5. Crazy Fountain needs to be fixed again.
  6. New Business – The drier vents in the units have not been professionally cleaned in two years. Clogged drier vents can cause a fire. The board has conducted a special assessment and decided to require all units to have their drier vents professionally cleaned. The cost per unit is \$55, if all scheduled on the same day. The cost to schedule it individually is \$85. Notices will be going out to all condo owners and the cleaning is scheduled for the fall. The date is TBD.
  7. Tree Trimming and Landscaping – The tree trimming and landscaping upset some tenants. Two tenants, specifically, got into an altercation with the landscapers. Allendale was billed for the landscapers having to cease work for more than five hours due to the tenant's combative nature. However, the landscape company has agreed to wave the fee. All tenants will be notified that combative behavior is unacceptable and may result in a fine of up to \$100.
- Please note: the board approves all work conducted on the property at the monthly board meetings. If any condo owner has an issue with the work that is being done on the property, they may attend the board meetings to give their input and/or call Beck and Co. or any board member to discuss the issue(s).
8. With no further topics to discuss, the HOA adjourned the meeting at 6:54 p.m. with a motion by Bernie Mieloch; seconded by Dawn Wellington.

**The Next HOA Meeting will be July 16, at 6:00 PM at the Gazebo.**

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Posted by: Dawn M. Wellington  
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Allendale Condominiums HOA, Inc.  
June 19, 2007