



**Board Meeting Minutes for Monday, August 24, 2006  
7:00 PM in Bernie Mieloch's condo**

The Meeting of the Association convened at 7:05 PM. Board Members present include: President Bernie Mieloch, Secretary Dawn Wellington, Randy Summer and M.A.L. Shama Price.

1. Call to order at 7:10 p.m.
2. The Minutes from the meeting held on July 17, 2006 were approved as submitted with a motion made by Bernie Mieloch, and seconded by Shama Price.
3. Manager's Report - Manager Lisa Spearman was not present.
4. Irrigation Issue - Someone backed into the sprinkler head, and JP will repair as soon as the ground dries up.
5. Pool light - This repair has been scheduled. It will cost around \$130 - \$150.00 to change the light.
6. Dumpster Signs – We will not hang rules for the dumpster on the dumpsters. However, a friendly reminder on “dumping rules” will be posted on the bulletin board.
7. Courtyard Trash - The containers for trash in the courtyard were removed due to their filthy state. They will not return as people can dispose of their own trash in the appropriate manner. A PAPER ONLY sign was posted in the mail area trash can.
8. Reminder/New resident packet – The board will develop a “Top Ten Things to Know About Allendale Condominiums” that will contain Allendale Condo Rules, etc.
9. Landscaping - Started on Wednesday, August 23, 2006.
10. Garbage Removal – We will end our contract with WMS in December and start with TDS in January to lower the cost of trash removal.
11. Pool maintenance and chemicals - We switched our pool service provider to Austin Cool Pools. They can do the job for the same per visit rate including the chemicals. Crystal Clear was continually charging us more and more for chemicals.
12. Budget – Due to the limited amount of reserve funds an increase in dues has been proposed. A 5% inflation increase on the dues, with a minimum of a 5% assessment in the Spring/Summer next year specific to the siding. It will be determined at that time if it needs to be more to keep us on track. No decisions have been made at this time.
13. New Business – Cracks in the building near the water pipe break have occurred. This is a possible result of the water pipe break and/or the drought. We are waiting a little longer to assess whether or not we need a foundation engineer to visit the property. Sprinklers will be positioned to water the foundation in order to keep it moist during the drought.
14. With no further topics to be discussed the HOA adjourned the meeting at 8:24 PM with a motion by Bernie Mieloch; seconded by Dawn Wellington.

**The Next HOA Meeting will be September 18, 2006 at 7:00 PM at the Gazebo.**

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**Posted by: Dawn M. Wellington**  
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Allendale Condominiums HOA, Inc.  
August 24, 2006