

**WATERBURY HOMEOWNERS ASSOCIATION**  
**MINUTES of BOARD MEETING**  
**April 11, 2005**

Board members Present: Greg Sacks (2005), Pres.  
Mark Wills (2005) Member at Large  
Trish McComas (2005), Sec.

Wilma English, (2005), V.P.  
Gail Alderson (2006) Treasurer  
Eric Wiselogle, Property Manager

President Greg Sachs called the meeting to order at 6:05 pm.

Owners at Waterbury were present to ask questions about the proposed roof replacement and additional repairs. The board listened and responded for over two hours.

The Board meeting resumed at 8:00 pm. Wilma moved the minutes from the March 2nd board meeting be approved; Mark seconded and the motion carried. Mark moved approval of the February financials; Wilma seconded and the motion carried.

Eric reviewed delinquencies for April. The Board decided that it was within their authority to waive delinquencies in the event of unusual circumstances or if a portion of the maintenance fee was paid, and if the homeowner called to explain.

Wells Fargo has not yet paid maintenance fees on the repossessed unit. The condition of the unit is terrible and the property manager has been contacted.

The Board discussed the proposed budget and ways to cut down on budget items. They again requested that homeowners advise Trish of their email address if they have one. She will send the newsletter to them by email. Those who do not have email will receive paper copies. Gail moved that the proposed budget be approved, Wilma seconded, and the motion was approved.

Gail said that the proposed pool opening is May 28. It was suggested that Waterbury have a pool opening event, cleaning furniture, etc., to prepare for the opening. The date for the cleaning will be announced in the May newsletter and details will follow.

The lights at the front entrance are still experiencing problems. The electrician said the problem appears to be in the new fixtures. Eric will contact the manufacturer for replacement or repair.

Henderson's has started mowing for 2005 fiscal year. We will not have the grass mowed during dry weather. Trish will notify them 48 hours in advance, calling Samantha and leave a message on Saturday or Sunday before mowing on Tuesday. In addition, spring fertilization has been done.

The updated quote from Doug Sprauer on the roofs is \$17,250 for the smaller buildings and \$22,500 for the larger buildings. This includes necessary removal of moisture barriers and new vents. Flashing will be done at a linear foot price of \$15.00 per foot. Total estimate for this is approximately \$8,000 for the entire property. The quote also includes 5 pieces of new decking per building. Each additional piece will run \$30 each. The shingles are 25 year warranted. The workmanship warranty was sent to Eric. Eric has also requested another bid from Hoosier Contracting and Construction. The roofs are being evaluated so that the worst gets attention first.

Homeowner concerns were reviewed. Donations of plants are invited for the front entrance or elsewhere. Leaks inside a condo are the responsibility of the homeowner. Also, any new shrubbery desired is the onus of the homeowner.

Eric brought the paperwork that will be disseminated to homeowners for the annual meeting. The cover letter was also reviewed. These will be sent out immediately.

Homeowners present at the Board meeting were urged to attend the annual meeting. These issues will be discussed at the annual meeting, planned for April 27. In addition, other issues to be discussed include maintenance costs and a 5%

increase in maintenance fees. Eric relayed the good news that the insurance increase is not as great as previously stated.

Four of the five board members are up for re-election. Three will be for 2-year terms and one will be for a one-year term.

A workday is being planned to spruce up the area around the club house. Volunteers are needed to pull weeds, work in flower beds, donate flowers, mulch, etc. Workers are asked to wear gloves and bring tools you may have. More information in May.

The meeting adjourned at 8:50 pm. The next board meeting will be held on May 4, 2005 at 6 pm. in the clubhouse.

Respectfully submitted,

Trish McComas, Secretary

**Board Members:**

Pres.-Greg Sacks, 2928 Fordham Ln.- 875-9655

VP-Wilma English, 2932 Fordham Ln.-334-1048

Treas-Gail Alderson, 2901 Grinnell Ln.-879-8731

Sec.- Trish McComas, 9481 Grinnell St.-471-8625

Mbr at large- Mark Wills, 9458 Fordham St.

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