

Minutes of April 2006 Waterbury Board Meeting

The meeting was called to order at 6:10 PM on April 12, 2006. All Board members with the exception of Greg Sacks were present. The minutes of the March meeting were approved. Homeowners Claudine Johnson, Susan Richie and Chuck Hutchinson were also present, and President Graber called for these guests to present their questions or concerns at this point of the meeting.

Susan inquired about how to organize a community Garage Sale. Graber suggested she contact owner Wilma English, who has been instrumental in putting together past sales events. Susan also asked when the overhead decorative wooden beams above her patio would be reconditioned and painted, along with other peeling surfaces on the outside of her condo. Graber pointed out that the Association has no access to her patio when Susan is not home. Susan stated she would provide a key for patio entry.

Mark Wills reported the poor condition of the privacy fence bordering the southwest property line separating Waterbury and Slate Run Apartments. He also indicated dead trees on Slate Run's side of the fence with limbs that overhang Waterbury property. Graber stated that he had delivered a letter to Slate Run on April 4, 2006, indicating that the fence belonged to Slate Run and they needed to repair it, along with trimming their trees that overhang Waterbury property or threaten the safety of Waterbury residents or property.

Chuck Hutchinson reported that the Association had solved his animal problem by making improvements to the wall separating his carport from his attic space, and that his plumbing repairs were complete.

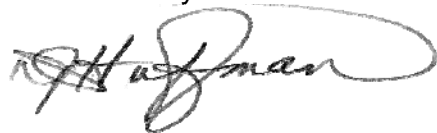
Claudine Johnson sited poor water drainage from the end of her street. Graber said that problem was being worked on by Hale's Lawn Care that very day. She also told the Board about damage to the firebox of her fireplace, to which Graber said the Association would schedule a chimney service company to examine and report their findings to the Board. She complained of a debris pile west of her condo near the highway fence. Graber said he would have it removed. Finally she complained of dog droppings present in the common area close to her condo. Graber said notice would go out to Waterbury residents to pickup after their dogs, and North Point Bay residents to not enter our private property, especially to walk their dogs.

Late arrival Brenda Wilcox also complained of Slate Run residents making holes in the privacy fence and trespassing on Waterbury private property.

At 7:45 PM the Board went into closed session to discuss the elements of the 2006 Budget. After a lengthy presentation by Graber in which he explained in great detail the income and expenses of the proposed budget, the 2006 Budget was unanimously adopted.

Finally, Graber proposed the Association purchase a gasoline powered pressure washer to be used for many maintenance functions in the community, such as cleaning of fences and buildings, concrete sidewalks and surfaces, preparation for painting, etc. The Board unanimously approved the purchase. The closed session ended at 8:30 PM and the meeting was adjourned.

Submitted By:



Doris Jean Huffman, Vice President and Secretary