

Worthington Glen Condominium Association
Annual Association Meeting
March 22, 2016

Present: Gary Jones, Property Manager Alana Love, Director
 Roger Hayes, President Larry Hansen, Director
 Leslie Weisenberg, Secretary Kris Desalvo, Director
 Duane Thompson, Treasurer

Owners: Joyce Nyaunu Kyle Hamrick
 Dorothy Yost Donna Karney
 Nikola Kolev

General Session

President called the general session of the Board Meeting together at 7:04pm.

Minutes Approval

A motion and second was made to approve the minutes from the March 24, 2015 annual meeting and they were unanimously approved.

Treasurer's Report

Balance sheet: Beginning Fund Balance \$673,567.33
 Retained Earnings (\$84,611.37)
 Net Income (\$44,124.03)
 Total Liabilities & Capital \$544.831.93

President's Report

No report.

Secretary's Report

No report.

Property Manager's Report

2015 Accomplishments:

1. Past Due Accounts – Board continues with aggressive position on collection of past due accounts. The Board reviews the status of every account past due 60 days or more each and every month. Appropriate legal action is taken on each account to minimize and reduce past due accounts. Currently, 13 owners are 60 days past due. 3 owners in pending Foreclosures, 5 owners on payment plans
2. Building fronts painted – Cost \$13,450
3. Approximately 25 front stoops & walks replaced - Cost \$22,000.00
4. Several uneven sidewalks replaced – approximately \$10,000.00
5. Several Dead Ash trees removed - \$700.00
6. Dumpster signage installed
7. 4 new speed bumps and 10 stop signs installed
8. Landscaping timbers along Malton replaced
9. 10 building water lines replaced \$49,000 (water lines completed 35 out of 48 buildings)
10. Worthington Glen website established: www.worthingtonglencondos.com
11. Return To Remedy Letters sent each month to violators for dogs, and miscellaneous other violations
12. Spring & Fall Gutter Cleaning
13. Spot cleaning of mildew on all buildings
14. Fire Lanes Painted
15. Major Drainage installed on Soramiil

16. Sump Pump line rerouted on Malton

2016 Projects:

1. Water Line replacements – 35 of 48 buildings complete (13 to complete)
2. Repairs to Asphalt, Sealing, Striping and Numbering of parking spaces
3. Replacement of approximately 15-20 front porches and Walks
4. Replacement of cracked and bad concrete sidewalks & curbs
5. New entrance signage
6. Light & electrical outlet backings (rear of units)

Open Discussion/New Business

- Talked to owners about the new banking for the association
- Continue to check front drains for proper drainage
- FHA approval expires in June, working to get that renewed for another 2 years
- Personal Items: Keep the front beds free of toys
- Block Watch: Forms have been uploaded to website
- Dog Feces still seems to be an issue on both sides of Worthington Glen
- Garage Sale: June 4th from 8:00am to 2:00pm

The meeting was adjourned at 8:00pm.