

Worthington Glen Condominium Association
Board of Directors Meeting
September 29, 2015

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

General Session

President called the general session of the Board Meeting together at 6:45pm.

Minutes Approval

A motion and second was made to approve the minutes from the August 25, 2015 meeting and they were unanimously approved.

Treasurer's Report

Treasurer reported as follows:

As of August 19, 2015 there are 14 units outstanding in the amount of \$14,233.02.

As of September 17, 2015 there are 14 units outstanding in the amount of \$15,396.02

Commerce National Bank: As of July 31, 2015, the Operating Fund is \$51,287.64. However, due to 10 outstanding checks in the amount of \$11,208.84, we have an Adjusted Bank Balance of \$40,078.80.

Edward Jones Investment Account – As of August 28, 2015, account value is \$440,771.83; One Month ago \$456,423.34; one year ago \$417,709.82; and three years ago \$418,267.62.

President's Report

No report

Secretary's Report

No report

Property Manager's Report

1. Water Lines: Units 7871-7881 Malton and 7870-7880 Malton completed this month. 7807-7817 Woodhouse to be scheduled for October.
2. Insurance Renewal: Insurance was bound effective 9/27 with CAU. CAU insured Worthington Glen for a number of years prior to switching to Farmers three years ago. The CAU policy is summarized as follows:

Building Coverage:	Guaranteed Replacement Cost
Liability:	\$1,000,000
D&O:	\$1,000,000
Employee Dishonesty:	\$50,000
Travelers:	\$650,000
Deductible:	\$5,000
Premium:	\$43,447 (plus \$673.00 for separate Traveler's policy)
3. 2015 Cash Flow and 2016 Preliminary Budget: review enclosed budget
4. Website: annual domain fee has been paid
5. Drainage issue: 7849 Malton – Chuck's Septic has completed e-routing sump pump line to storm drain to eliminate water issue in parking spaces on Upholland Lane.

6. Concrete: Steve Hupp Construction has completed sidewalk replacements where concrete was deteriorated or uneven. Two small walks were added to the list. Additional replacements will be scheduled for 2016. Jason Storey completed filling smaller holes in sidewalks throughout the complex.
7. Landscaping Timbers: Land Contours completed the timber replacement project on Malton Lane
8. Personal Items (Toys): We are continuing to remind residents to pick up toys from "Common Area" (request remedy to owner letters sent).
9. Contained Fire Request: No metal apparatus in common area
10. Roof Replacement Cost Estimate (Feazel Roofing): Feazel Roofing provided budget estimates for budgeting purposes for the replacement of the roofs.
11. Porch Post Maintenance: Jason Storey currently working to straighten and secure all post and railings (on-going maintenance).

New Business:

1. Block Watch – Where do we stand?

The meeting was adjourned at 8:31pm