

Worthington Glen Condominium Association
Board of Directors Meeting
February 23, 2016

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

General Session

President called the general session of the Board Meeting together at 6:56pm

Minutes Approval

A motion and second was made to approve the minutes from the January 26, 2016 meeting and they were unanimously approved.

Treasurer's Report

Treasurer reported as follows:

Delinquent Accounts:

As of February 17, 2016 there were 17 units outstanding in the amount of \$22,335.52.

Savings/Operating Accounts:

First Merchant Bank: As of January 31, 2016, the Operating Fund balance is \$49,891.92. There are 12 outstanding checks in the amount of \$13,558.85. The Adjusted Operating Fund Balance is \$36,333.07

Edwards Jones Investments:

As January 29, 2016 the account value is	\$419,360.09
One month ago	\$426,567.51
One year ago	\$409,298.57
Three years ago	\$448,337.39

Money Market Account \$31,008.29

*Account to be closed and funds moved to First Merchant Bank

President's Report

Gary was asked to provide his E&O coverage – certificate to be provided

Secretary's Report

No report

Property Manager's Report

- **Bank Fees:** First Merchants to waive all bank fees effective February 1, 2016. Money Market Account to be transferred to FMB
- **Water Lines:** Units 38-848 Soramill Lane completed on January 29, 2016. Units 847-857 Noddymill scheduled for February 26, 2016
- **Basement Wall Bracing:** Tuxford Court – Basement wall bracing completed by K&G Contracting
- **Basement Wall Issue:** Barnesly – still experiencing wet walls after rains. Front gutters overflow. Gutter and drain lines check and found to be clear and draining. We are going to install gutter splash diverters to keep water from over shooting gutter as well as checking grade for proper slop in front bed
- **Fire Restoration:** Woodhouse – RRC Contraction completed the fire restoration work
- **Sump Pump Inspection Cards:** Sump pump inspection cards to be sent out this week

- **Snow Removal:** We are pleased with the snow removal from Reichle Brothers. We have had a few events in February but should be considerably under budget for the season. We have received no complaints or reports of any accidents
- **Annual Meeting:** Board Terms ending:
- **2016 Projects:** Starting to solicit bids for Blacktop Repairs and sealcoating. Will also be inspecting front porches and sidewalks that need to be replaced
- **Spring Inspections:** Will be scheduling rear unit inspections to determine if owners are neglecting pet responsibilities. Reminder/Warning to be sent to violators

New Business:

- Annual Meeting Scheduled for March 22, 2016
- Edward Jones Rep to be invited to attend April Meeting
- Pie Chart to be created for Annual Meeting: Where your condo fees went to?
- Newsletter will be sent with Annual Meeting documents – first week of March
- Spring Garage Sale - TBD

The meeting was adjourned at 7:45pm