

Worthington Glen Condominium Association
Board of Directors Meeting
February 28, 2017

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

General Session

President called the general session of the Board Meeting together at 6:39pm

Minutes Approval

A motion and second was made to approve the minutes from the January 24, 2017

Treasurer's Report

Delinquent Accounts:

As of February 28, 2017, there were 12 units outstanding in the amount of \$14,584.52

First Merchants Bank:

As of January 31, 2017, the Operating Fund balance is \$28,836.68

There are 9 outstanding checks in the amount of \$7,741.35

The Adjusted Operating Fund Balance is \$21,095.33

As of January 31, 2017, the Money Market Account has a balance of \$152,581.73

Edward Jones Investment

As of January 27, 2017, the account value is \$340,520.45

One Month Ago \$339,559.72

One Year Ago \$419,360.09

Three Years Ago \$479,635.23

Five Years Ago \$460,362.74

Change in value this period \$5,960.73

Change in value this year \$5,960.73

President's Report

No report.

Secretary's Report

No report.

Property Manager's Report

Transfer fee: Balance \$3,025.00	2015	\$1,350.00
	2016	\$1,675.00

1. Income Tax: Documents to prepare 2016 Income Tax have been delivered to CPA David Kelly. Due date for filing has been changed this year to April 15th from March 15th

2. Transfer to Reserves: \$10,000 was transferred from Operating to Reserves on 1/24/17 and 2/23/17
3. Amendment Response: Approximately 40% response, bring to annual meeting
4. Sump Pump Inspection Notices: Notices have been mailed to all sump pump owners
5. Dog Issue: 874 Upholland Lane – Kaman & Cusimano demand letter sent to owner. Area has since been cleaned up last week.
6. Electric Meter Gang Box: 4 gang meter box had to be replaced for units 832-838 W Noddymill. Quality Electric is scheduled to install on Monday, February 27th. Residents of the building notified of service interruption. What would the cost be to inspect all gang meter boxes?
7. Concrete Inspection: Received inspection and proposal from Steve Hupp Construction. Concentrated on the area scheduled for asphalt work in 2017. This consist of Upholland, Charnwood, Malton and Barnsley. Total cost including discount volume and down payment \$29,501.00

We are proposing to relocate the dumpster and bulk area and the dumpster area at the end of Noddymill to one location on Barnsley at the North end of the existing parking spaces at the end of Noddymill. Board agreed to move forward.

8. Spring Cleanup: Reichle performed spring clean last week
9. Tree Replacement: Would like to install a 6-7 Norway Spruce where dead White Pine was taken out along Malton at the rear of 880 Sheldrake

New

Annual Board meeting scheduled for March 28, 2017

6:00pm Executive Session

7:00pm Public

Larry Hansen and Kris Desalvo seats are up for election

The meeting was adjourned at 7:30pm