

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

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

Absent: Kris Desalvo, Director  
Alana Love, Director

**General Session**

President called the general session of the Board Meeting together at 6:44pm.

**Minutes Approval**

A motion and second was made to approve the minutes from the June 28, 2016

**Treasurer's Report**

As of August 18, 2016, there were 15 units outstanding in the amount of \$15,711.02

*First Merchants Bank*

As of July 31, 2016, the Operating Fund balance is \$32,081.53

There are 7 outstanding checks in the amount of \$11,001.87

The Adjusted Operating Fund balance is \$21,079.66

*Benchmark CD*

\$100,000

September 16, 2016 – moving to savings

*Edward Jones Investments:*

As of July 29, 2016, the account value is \$423,304.61

One Month Ago \$407,393.34

One Year Ago \$456,423.34

Three Years Ago \$466,388.08

**President's Report**

Paving Project: Start transferring \$10,000 into savings account for next phase of paving 2017  
1<sup>st</sup> round of paving has been completed.

**Secretary's Report**

No report.

**Property Manager's Report**

1. Federal income tax return has been completed.
2. Insurance: Policy with CAU renews on September 27, 2016. Renewal premium \$43,877.00. Expiring premium \$41,688.00. Sent renewal information and requested quotes from: Farmers, Travelers, Nationwide, Benchmark, and Middle Oak.
3. Water Lines: Units 869-875 Soramill Lane was completed on July 29<sup>th</sup>. 7905-7915 Woodhouse scheduled for August 26<sup>th</sup>. Seven additional building to be completed, these will be spread out over the next 2 years.

4. Water Leak: The water service line leading to 910 Charnwood developed a leak at the foundation. The line was replaced from the curb stop to the inside of the unit by Chuck's Septic at a cost of \$2,900.
5. Streets: Heiberger Paving completed phase one of the paving project. Additional concrete work was required. A few sidewalks needed to be replaced as well as several curb areas. Steve Hupp completed the concrete sidewalk replacements at a cost of \$1,864. The curbs removed are scheduled to be replaced. Kisner Concrete Curb Co. should be replacing the curbs in the next few days. We will need to build additional cost for curbs into the budget for phase two and three of the paving project.
6. Storm Drain: the storm drain running behind unit 7851 Malton Lane to Charnwood was found to be broken. Chuck's Septic ran a camera thru the line and it was determined that Columbia Gas had bored their line through the top of the storm draining causing the problem. All costs incurred were paid for by Columbia Gas including the camera work. Black top has been repaired as well.
7. Trees: Several trees were removed including trees on Woodhouse. Decision to be made if Worthington Glen will replace the trees?
8. Car Break In: A truck with tools was broken into on Noddymill Lane E.

**Request to Remedy Letters sent:**

**Sign Design:** 7859 Woodhouse submitted proposal for sign design

**Dog Complaint:** Received written complaint regarding dogs at 7873 Malton Lane

**New Business:**

Next Board Meeting scheduled for September 27, 2016.

The meeting was adjourned at 8:31pm.