

Midtown at Foothill Farms

The Board met at 11283 Modern Meadow Loop. Those in attendance were Jonathon Reed, Kevin Schoewe, Nicole Mannino, Sheri Noelke, Jorge Suarez. Also, in attendance, Linnea Mellinger with Z&R Property Management.

All American owner, Scot Smelker, came to the meeting to discuss what they do in the community with regards to snow removal. Contract was presented to the Board. It was encouraged to put this in place for them to continue doing snow removal.

Board Positions: The Board agreed: Kevin Schoewe will be President. Jonathan Reed will stay as Vice President. Nicole Mannino will stay as Treasurer. Sheri Noelke will be Secretary and Jorge Suarez will be director at large.

Financials

End of November the Association had total Assets of \$128,002.22. The Aged Receivables were \$1661.17. Cash Operating balance was \$63,166 and the Reserve balance was \$63,150 to which, \$50,000 is in a CD. On the Income and Expense Comparative statement the Association was over budget, primarily due to the Reserves being funded more than what was budgeted and also the addition of trash services.

The aged receivables were discussed. There are 4 accounts that we will request demand and liens. Linnea explained the process of contacting owners before any legal expense is incurred.

Motion to approve the financials, Reed/Mannino (5/0).

New Business

Policies: Linnea presented policies that are needed for the community per state law. The nine policies were reviewed previously by the Board and were approved and signed.

Website: Discussed websites and the value. It was determined that since the budget allowed for it to proceed with getting the website set up as it will be another tool to communicate to owners and new owners.

Trash Service: The contract has a term for cancelling. Recycling is available with but it must be everyone and it is more expensive than the other proposals. The Board agreed to discuss in the May meeting.

Lights for Courtyard and other Areas: Discussed what type of lighting would be best. All American stated he could provide a bid for low vault lighting. It was suggested that the Board use the map to mark out where in the courtyard and possibly other areas in the community lighting would be beneficial. Once that is done Linnea will contact the City and also provide to All American for obtaining a bid.

Window Cleaning: It was decided to get 3 companies to provide a group rate. It was mentioned a group of at least 10 or 20.

Email List: Linnea provided the most current email list to the Board. Due to state laws information cannot be shared with other homeowners, it is for board use only. Linnea also mentioned the importance of talking with homeowners, if they come to your door or approach you with questions or asking for approval that they be directed to Z&R so that Linnea can forward it to the whole Board. This helps to eliminate hearsay and allows the whole board to respond/discuss as a full board.

Private Residence Signs: Since there is no need for these signs Linnea will ask Classic to take them or will pick them up and give them to Classic.

Green Towers: Sheri commented that the green towers that are Xfinity/Century Link are damaged, tilted, or still have open orange cable showing and need to be repaired or closed off. Linnea will see what Classic can do and also reach out to Xfinity.

Black Railing at Community Stairways: Is Classic going to put up more of these, especially where there are a number of steps leading into the Common Area from Modern Meadow Loop, along with the steep steps that lead off of Modern Meadow Loop to Federal Drive? Linnea is going to check on this with Classic.

Communications to Owners: This was discussed, the thought was do one item in the email so that it gets the owners attention. December it was decided to discuss the Assessments that are due and the process. January will be about parking.

Meeting Dates: February 20th, May 21st, August 20th and November 19th. Meetings will be held at 4PM and the Board will take turns hosting the meeting place.

Old Business

Parking Rules and Notifications: The parking has decreased significantly. They are city streets so there is not a lot that can be done except to contact the police if a vehicle is being stored. If an owner knows who it is then Linnea sends out letters. So far there are 2 letters that have been written and we can do fines since there are rules for the open parking.

Dog Issues: It was discussed and decided that Linnea will prepare a letter to be mailed out to all owners and residents about the rules and penalties.

Speed Signs: The speeding in the community still poses a risk to pedestrians and vehicles. Linnea mentioned that the city would have to install signs. Street division will need to be contacted about the possible installation of speed signs.

With all business being discussed the board meeting adjourned at 6:15PM.

At the direction of the Board of Directors.

Linnea Mellinger
Property Manager

Sheri Noelke
Board Secretary