

PALMER GLEN ASSOCIATION
04-21-2015
BOARD MEETING
MINUTES
Farm Bureau Office
7289 Palmer Blvd

The meeting was called to order at 6:26 PM by Vice President Stacey Johanning.

Proper meeting notice was provided.

In attendance: Stacey Johanning, Ken Smith and Stuart Edelman and Property Manager Clive Burnett. Josephine Picone and Joe Branconi were unable to attend. A quorum was present. Three members of the community were present.

Stacey Johanning made a motion that the reading of the minutes of the Board Meeting of 02-17-15 be waived and they be accepted as written. Seconded by Ken Smith. Approved unanimously.

Old Business

- Review of Bilichuk status – Clive Burnett reported on the current status of this collection issue. A settlement offer had been made by the owner and the Board had rejected this offer and presented a counter offer. At this point this case is headed to mediation in three weeks time to see if a court case can be avoided. Both the Association President and Association Manager have been deposed to provide more information following the mediation. The Board was in full support of pushing through with this case and pursuing all amounts owing.

New Business

- Mailbox discussion – Stacey Johanning suggested that the Association may want to consider replacing the mailboxes within the subdivision. She was willing to start looking into options for this project and obtaining pricing. Following discussion, it was agreed that this information should be gathered for initial Board discussion.

Review of Financials

- Budget vs. Actual – Ken Smith reported that there were no major issues during the first quarter of the year. Total expenses were running \$2,689 under budget. General maintenance is the only category over budget because of the drainage work that was completed. He confirmed that the Annual Report is complete and available at the management office by request.

- Status of bank accounts – Bank balances were reviewed and the Association currently has 3 CDs in place in addition to operating and money market reserve accounts. The total balances, as of 03/31/2015 were \$246,166.

Any Other Business

- Mr. Smith commented that many areas of the white PVC fence needed cleaning. This is scheduled for next week.

Resident Comments

- Ms. Santiago commented that a neighbor's sprinkler was spraying into her mailbox. The owner will be notified of this item
- Ms. Porter suggested painting light posts and sign posts if a change is made to the mailboxes

Stuart Edelman made a motion to adjourn the meeting at 7:00 PM. Seconded by Ken Smith and approved unanimously.

Next Board meeting date and venue is to be confirmed.