

**PALMER GLEN ASSOCIATION
06-30-2015
BOARD MEETING
MINUTES
Farm Bureau Office
7289 Palmer Blvd**

The meeting was called to order at 6:15 PM by President Joe Branconi.

Proper meeting notice was provided. Dr. Branconi announced that Josephine Picone had resigned for health and personal reasons. The Board will appoint a replacement for the remainder of her term.

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

Stuart Edelman made a motion that the reading of the minutes of the Board Meeting of 04-21-15 be waived and they be accepted as written. Seconded by Stacey Johanning. Approved unanimously.

Old Business

- Review of Bilichuk status – Dr. Branconi reported on the recent mediation between the Association and the Bilichuks. The outcome was that the Bilichuks will be paying the full amount owing to the Association over a period of 60 months as dictated by the bankruptcy court. He stated that the Board had done the right thing by following a standard collection process.
- Mailbox discussion – Ms. Johanning reported that she had spoken to a couple of mailbox companies and there would be a potential cost of \$20,000 to replace all mailboxes within the Community. Following discussion Dr. Branconi requested that Ken Smith look at the finances of the Community and see how, or if, this could be afforded in the future. This will be discussed further at a future meeting.

New Business

- Street condition/Drain at front of Community – Dr. Branconi reported that pricing was being sought on road resurfacing. Mr. Burnett confirmed that one price had been submitted for sealcoating and the vendor had not felt that resurfacing was necessary at this time. A second company is visiting the site next week. Two areas of potential repair were highlighted around the manhole covers and the drain at the front of the Community. The Barlow Group will arrange to have these areas looked at.

Review of Financials

- Budget vs. Actual – Ken Smith reported that year to date expenses were running \$2,000 under budget and overall finances were good. He confirmed that the main item being reserved for was the street.
- 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 06/24/2015 were \$247,732.

Any Other Business

- Dr. Branconi commented that there were a number of roofs within the subdivision that were dirty and should be cleaned. The Barlow Group was instructed to send an e-mail to all residents asking them to look at the condition of their roof and take the appropriate action.

Resident Comments

There were no further comments.

Joe Branconi made a motion to adjourn the meeting at 6:53 PM. Seconded by Ken Smith and approved unanimously.

Next Board meeting date and venue is to be confirmed.