

“Four Mile Village Townhouse Assn.”

**There will NOT be a
Regular Quarterly Board of
Directors Meeting
For the 1st Quarter of 2009.**

**The next Quarterly Board
Meeting is Scheduled for
April 23, 2009
at 6:30 p.m.
in the Clubhouse**

DRAFT -Revised 5/2/09 (Revisions in italics)

1/30/09
Approved
as amended

BOARD OF DIRECTORS FOUR MILE VILLAGE TOWNHOUSE ASSOCIATION

QUARTERLY MEETING

Meeting Date: April 23, 2009

Time: 6:30 PM

Present: Nancy Battan, Mary Camacho, Jo Ann Fujioka, Joe Perlmutter, Alex Plotkin and Whitney Walpole

Wehner Properties Representative: Veronica Krejci

Guests: Mike Gallagher, Traveler's Insurance Agent

Terry White, Four Mile Village Condominium Association President

1. Meeting was called to order at 6:45 PM by Joe Perlmutter, president.
2. Proposal to Amend the Bylaws: *Failed to give notice regarding this action in the invitation to meet. Will be included in the next notice of meeting.*
3. Appointment of New Director: *New director was not notified of meeting.*
4. Election of Officers: It was moved by Mary Camacho and seconded by Joe Perlmutter that the following officers be placed in nomination:
President: Whitney Walpole
Secretary: Jo Ann Fujioka
Treasurer: Mary Camacho
The nominees were elected by a unanimous vote.
5. Minutes from the last quarterly meeting, November 17, 2008, were not available. The minutes will be presented for approval at the next quarterly meeting.
6. Open Forum: No items discussed.
7. President's Report: None.
8. Treasurer's Report: Mary requested that Wehner Properties provide Profit/Loss and Income Statements in the future.
-Income is down \$800-\$1200.
-Mary will follow up on the amount of interest on the Key Bank money market account.
-Generally, there are no significant changes in the budget.
9. Manager's Report: None as Rick is ill.

10. Committee Reports:

- FMV Condo/Rec Board Liaison Report: Whitney Walpole reported that she did not attend as she was not aware of the meeting.
- Architectural Control: There were no requests submitted.
- Other: None

11. Old Business

a. Insurance Update:

Liability Insurance: Mike Gallagher confirmed that liability insurance for all officers is current.

Mike brought four issues related to insurance to the Executive Committee.

1) A review of the Declarations of the Town home Association Policy revealed that there is a deductible of \$10,000 or 1% of the total value of the town homes (\$48,000) whichever is less for hail, etc. damage. This should be stated in the Declarations, however, the "whichever is less" wording is not in the policy. The Four Mile Village attorney will see that this is added.

2) Currently, the insurance coverage for replacement of town homes is calculated at \$ 90/square foot or \$180,000/unit. Mike expressed that he thought this was too low. He will run figures for \$100/square foot and \$120/square foot and get back to the Executive Committee.

3) Travelers' Insurance, the Four Mile Village insurers, strongly recommends that all town home owners have their chimneys cleaned. There was a discussion about requirements for cleaning for inactive fire places. It was concluded that excluding some owners from the cleaning requirement might create problems as some might say that they are not using their fire place when, indeed, they are. The question about gas fireplaces was, also, raised. Mike will follow up on this issue.

4) Mike stated that Liability Insurance is currently at \$1 million. He advised that this be increased. He will calculate and submit the premium costs to increase the liability limit especially because we have a swimming pool.

Mike advised that individual home owners be notified that they are responsible for replacement from the dry wall in if there is a need to replace homes due to such occurrences as fires. This insurance is similar to Renters' Insurance to cover the interior of homes.

- b. Snow Removal: Alex Plotkin raised concerns about snow removal being inadequate. The town home sidewalks were not done when the condo and common grounds were.

-Snow removal was done a day or two after the last storm when the snow was melting. There are concerns about padding the charges for snow removal.

-There has been an instance where a town home owner has called the snow removal company and demanded that driveway and side walks be shoveled. The statement for these services was sent to Wehner. It was moved by Mary and seconded by Joe that Wehner send a letter to the town home owner making it very clear that any requests for snow removal must go through Wehner's office and if they call for snow removal from driveways it will be at their own cost.

Motion carried.

- c. 2008 Audit: -There were questions about audit information included in the packet for the 2007 audit of the 2006 budget. The audit is required every three years. The next audit will be in 2010 of the 2009 budget.

- d. Roof Replacement: Hold for Rick

- e. Street Lighting: Terry White responded for the FMV Recreation Association to the request for additional lighting.

-Who pays for the lights?

-Who pays for the electricity?

-What kind of lights?

This item is a matter that the Recreation Association should handle. Terry will get recommendations and estimates and bring the information before the Recreation Association for a decision.

- f. Street Paving: The Recreation Association will discuss this. Whitney, the Town home Association liaison, will report back to the Town home Board of Directors.

- g. Mailbox Locks: The large item mailboxes will be replaced due to damage caused by vandals. The post office will replace them once. After that the cost of replacement will be the responsibility of FMV. Veronica will send a letter to homeowners.

- h. Dog Poop: A discussion of the on going problem of some dog owners not picking up after their dogs was held. It was moved by Mary and seconded by Jo Ann that the following Resolution be adopted.

Be it resolved that written complaints about owners who are not picking up their dog's excrement be submitted to Wehner Properties. There will be fines of \$25, \$50 and \$100 for first, second and third offenses.

The Resolution passed.

Veronica will draft a letter and have it approved by the Board of Directors prior to distribution to home owners.

- i. Vandalism—Letter to Owners—It was decided that the language be adjusted and to include specific incidences only so that residents will be alarmed that vandalism and theft are rampant in the complex.

- j. Neighborhood Watch: Deferred to the Rec Association.

- k. Other: A concern was expressed about the unsightly appearance of the town home with the hole in the garage door is a detractor to the

neighborhood. A letter will be sent by Wehner notifying the owner that they have 30 days to fix the hole.

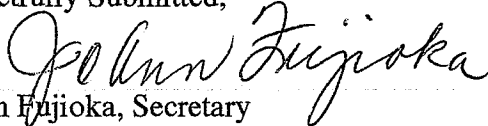
12. New Business

- a. HB 1091 Carbon Monoxide Detector Law: Notice of the new law was delivered.
- b. Chimney Cleaning: (See a.3 under Old Business)
- c. Other: A request for rental has been submitted. A discussion about the number of town homes currently rented and the maximum number that can be rented followed. The consensus was that 4 units could be rented and that Unit Y was one of the 4. Since the requester is the owner of Unit Y, his request was approved.

13. Delinquencies: Discussed

14. Adjournment: It was moved by Jo Ann and seconded by Mary that the meeting be adjourned. Motion passed. The meeting was adjourned at 8:50 PM.

Respectfully Submitted,



Jo Ann Fujioka, Secretary
April 28, 2009