

**Franklin Crossing Condominium
Meeting Minutes
January 18, 2012**

Board Members Present: Carol Ricker, Valerie Stybe, Marie DelZoppo and Gary Siwruk
Board Members Absent: Jason Pridham & Kara Sellars
Sterling Services, Inc.: David Levy
Unit Owners, Residents and Guests: Nicole & Will Dalton-207 and Maureen Patrick-211

Meeting called to order at 6:33 p.m.

Unit Owner Issues:

Please see Executive Minutes for more detail.

Minutes:

Motion: To approve the November meeting minutes as presented. **Vote 4-0-0**

Financials:

A motion was made to classify the building settling costs to the capital reserve account.

Vote: 4-0-0

A motion was made to post the special project fees to Sterling Services, Inc to the project that was completed.

Vote: 4-0-0

Old Business:

Policy Vote – Interior Unit Damage – Tabled for further discussion

Policy Vote – Cross Charges – Tabled for further discussion

Policy Vote – Common Door Keys – Tabled for further discussion

FHA Approval – Tabled for further discussion

Drip pan idea for condensers – Table for further discussion

Handbook –Tabled until January. Marie to lead this process.

Road Work other than crack filling – Tabled for further discussion

Welcome Committee – Tabled for further discussion

Future topic of discussion: How to mix each of the following types of communication:

- Website
- E-mails
- Phone Calls
- Flyers
- Newsletters
- Main Bulletin Board

New Business:

Landscaping - Approve offer by LEI, incumbent firm, to extend their 3-year contract from 2010-2012, into 2013 and 2014, contingent on no price increase for the routine services.

Vote: 4-0-0

Annual Social Date – Tabled for further discussion

Common Hallway and Smoke entering units – details in executive session.

The meeting was adjourned at 8:49 p.m. The next meeting has been scheduled for February 15, 2012, at 7:00 p.m.

Valerie J. Stybe
Secretary

Feb 16, 2012
Date

**Franklin Crossing Condominium
Meeting Minutes
November 16, 2011**

Board Members Present: Carol Ricker, Kara Sellars, Valerie Stybe, Marie DelZoppo,
Gary Siwruk
Board Members Absent: Jason Pridham & Jason Carter
Sterling Services, Inc.: Debra Levy
Unit Owners, Residents and Guests: none

Meeting called to order at 6:35 p.m.

Unit Owner Issues:

Please see Executive Minutes for more detail.

Minutes:

Motion: To approve the October meeting minutes as presented. **Vote 5-0-0**

Financials:

The Board reviewed and discussed the draft 2012 budget which reflected a 3% increase in condominium fees.

Motion: To approve the 2012 budget reflecting a 3% increase in condominium fees. **Vote: 5-0-0**

The board discussed the selection of independent accountants. Deb Levy presented price quotes for audit and review services.

Motion: To ask the incumbent accounting firm of Bustin & Brennen to match the price for audit services provided by Christopher Huckins CPA PC in the amount of \$2,800. If Bustin cannot match the price, then Franklin will contract with Christopher Huckins. **Vote: 5-0-0**

Other:

The board requested Sterling to obtain a price quote for rag painting Building 4, 1st floor hallway front only. Marie & Val to work with David regarding color coordination.

The board requested Sterling to make a recommendation for the type and location of security cameras at the January meeting.

Additionally, the board requested Sterling to work with the lighting committee to determine the site locations to be presented at the January meeting.

Motion: To approve trenches to be cut in November or December in preparation of the future work for additional lighting. Sterling to work with lighting committee regarding placement. **Vote: 5-0-0**

Business:

Policy Vote – Interior Unit Damage – Tabled for further discussion

Policy Vote – Cross Charges – Tabled for further discussion

Policy Vote – Common Door Keys – Tabled for further discussion

FHA Approval – Tabled for further discussion

Drip pan idea for condensers – Table for further discussion

Handbook –Tabled until January. Marie to lead this process.

Road Work other than crack filling – Tabled for further discussion

Welcome Committee – Tabled for further discussion

Future topic of discussion: How to mix each of the following types of communication:

- Website
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- Flyers
- Newsletters
- Main Bulletin Board

The meeting was adjourned at 7:45 p.m. The next meeting has been scheduled for January 18, 2012, at 7:00 p.m.

Valerie J. Styer
Secretary

1-18-12
Date

**Franklin Crossing Condominium
Meeting Minutes
October 19, 2011**

Board Members Present: Gary Siwruk Carol Ricker, Kara Sellers, Valerie Stybe, Marie DelZoppo and Jason Pridham

Board Members Absent: Jason Carter

Sterling Services, Inc.: David Levy

Unit Owners, Residents and Guests: Susan Matto - 1202

Meeting called to order at 6:07 p.m.

Unit Owner Issues:

Please see Executive Minutes for more detail.

Minutes:

A motion was made by Valerie Stybe and seconded by Marie DelZoppo to approve the September meeting minutes as presented.

Vote 5-0-1

Financials:

Tabled for further review

A motion was made by Gary Siwruk and seconded by Carol Ricker to hold \$2,500 on NESCO for the installation of the tennis court post.

Vote 6-0-0

Obtain pricing for a full road replacement for the capital budget.

Old Business:

Policy Vote – Interior Unit Damage – Tabled for further discussion

Policy Vote – Cross Charges – Tabled for further discussion

Policy Vote – Common Door Keys – Tabled for further discussion

FHA Approval – Tabled for further discussion

Drip pan idea for condensers – Table for further discussion

Handbook –Tabled for further discussion

Road Work other than crack filling – Tabled for further discussion

Welcome Committee – Tabled for further discussion

Security Cameras – Tabled for further discussion

Future topic of discussion: How to mix each of the following types of communication:

- Website
- E-mails
- Phone Calls
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- Newsletters
- Main Bulletin Board

New Business:

Policy Vote – A motion was made by Carol Ricker and seconded by Kara Sellers to have the management recap the action items of the meeting and send out to the Board within 3 business days of the meeting.

Vote 6-0-0

Policy Vote - A motion was made by Kara Sellars and seconded by Marie DelZoppo to allow unit owners to advertise on the common area bulletin board, policy follows.

If there is space on the common bulletin board a residents can provide the condo Association with a 3 x 5 card as a temporary advertisement.

Vote 6-0-0

The meeting was adjourned at 7:40 p.m. The next meeting has been scheduled for November 16, 2011, at 7:00 p.m.

Valerie J Stybe
Secretary

Nov 16, 2011
Date

**Franklin Crossing Condominium
Meeting Minutes
September 21, 2011**

Board Members Present: Gary Siwruk Carol Ricker, Jason Carter, Valerie Stybe, Marie DelZoppo and Jason Pridham
Board Members Absent: Kara Sellars
Sterling Services, Inc.: David Levy
Unit Owners, Residents and Guests: Susan Matto - 1202, Amanda Vichnick – 802, Lester Quan – 811
Amy Evans – 603 and Richard Lempitski - 2204

Meeting called to order at 6:03 p.m.

Unit Owner Issues:

Please see Executive Minutes for more detail.

Minutes:

A motion was made by Gary Siwruk and seconded by Valerie Stybe to approve the August meeting minutes as presented.

Vote 6-0-0

Financials:

A motion was made by Marie DelZoppo and seconded by Gary Siwruk to approve the August financials as presented.

Vote 6-0-0

Old Business:

Policy Vote – Interior Unit Damage – Tabled for further discussion.

Policy Vote – Cross Charges – Tabled for further discussion.

Policy Vote – Common Door Keys – Tabled for further discussion.

FHA Approval – Tabled for further discussion.

Drip pan idea for condensers – Table for further discussion

Handbook –Deadline for the draft for Board review will be by the October Board meeting.

Tabled for further discussion:

- Road Work other than crack filling
- Welcome Committee – Jason Carter will focus on this project.
- Security Cameras

Future topic of discussion: How to mix each of the following types of communication:

- Website
- E-mails
- Phone Calls
- Flyers
- Newsletters
- Main Bulletin Board

New Business:

Pine Tree Removal – A motion was made by Carol Ricker and seconded by Jason Carter to approve the plan presented by Chuck Baker for the recommendation on how to respond to the area where the 10 pine trees were removed. LEI will implement the plan, plus add one more hemlock in front of building 4.

Vote 3-2-1

Detention Pond Cleaning – A motion was made by Jason Carter and seconded by Gary Siwruk to have the Trust's landscaping contractor spend extra resources cleaning out the retention pond during each fall cleanup automatically.

Vote 6-0-0

The meeting was adjourned at 7:25 p.m. The next meeting has been scheduled for October 19, 2011, at 7:00 p.m.

Valerie J. Stybe
Secretary

Oct. 19, 2011
Date

**Franklin Crossing Condominium
Meeting Minutes
August 17, 2011**

Board Members Present: Gary Siwruk(late), Carol Ricker, Jason Carter, Valerie Stybe,
Marie DelZoppo and Kara Sellars
Board Members Absent: Jason Pridham
Sterling Services, Inc.: David Levy
Unit Owners, Residents and Guests: Susan Matto - 1202, Cheryl & Jonathan Doe - 1204, Dorothy
Griffiths - 202

Meeting called to order at 6:07 p.m.

Unit Owner Issues:

Please see Executive Minutes for more detail.

Minutes:

A motion was made by Valerie Stybe and seconded by Marie DelZoppo to approve the July meeting minutes as presented.

Vote 5-0-0

Financials:

A motion was made by Kara Sellars and seconded by Jason Carter to approve the June and July financials as presented.

Vote 5-0-0

Old Business:

Policy Vote – Interior Unit Damage – Tabled for further discussion.

Policy Vote – Cross Charges – Tabled for further discussion.

Policy Vote – Common Door Keys – Tabled for further discussion.

FHA Approval – Tabled for further discussion.

Drip pan idea for condensers – Table for further discussion

Handbook –Deadline for the draft for Board review will be by the October Board meeting.

Tabled for further discussion:

- Road Work
- Welcome Committee – Jason Carter will focus on this project.
- Security Cameras

Future topic of discussion: How to mix each of the following types of communication:

- Website
- E-mails
- Phone Calls
- Flyers
- Newsletters
- Main Bulletin Board

New Business:

Beautification Day – A motion was made by Carol Ricker and seconded by Kara Sellars to have a beautification day, September 24, 2011 with a budget of \$200.00

Vote 6-0-0

Recycle Bin – A motion was made by Gary Siwruk and seconded by Marie DelZoppo to approve a recycle bin to be installed by the dumpster near building 6 as a test.

Vote 6-0-0

Feeding Wildlife – A motion was made by Marie DelZoppo and seconded by Jason Carter to send a notice to the community and ask them to not feed the wildlife on the property.

Vote 6-0-0

The meeting was adjourned at 8:34 p.m. The next meeting has been scheduled for September 21, 2011, at 7:00 p.m.

Valerie Styke
Secretary

Sept 21, 2011
Date

**Franklin Crossing Condominium
Meeting Minutes
July 20, 2011**

Board Members Present: Gary Siwruk, Carol Ricker, Jason Carter, Valerie Stybe, Jason Pridham and Kara Sellars

Board Members Absent:

Sterling Services, Inc.: David Levy

Unit Owners, Residents and Guests: Lester Quan – 811, Bruce Ledge - 2606, Susan Matto - 1202, Cheryl & Jonathan Doe - 1204, Nancy Bamford - 803 and Marie DelZoppo- 412

Meeting called to order at 6:02 p.m.

Unit Owner Issues:

Please see Executive Minutes for more detail.

Minutes:

A motion was made by Valerie Stybe and seconded by Jason Carter to approve the April meeting minutes as presented.

Vote 6-0-0

Financials:

A motion was made by Gary Siwruk and seconded by Jason Pridham to approve the April and May financials as presented.

Vote 6-0-0

Old Business:

Policy Vote – Interior Unit Damage – Tabled for further discussion.

Policy Vote – Cross Charges – Tabled for further discussion.

Policy Vote – Common Door Keys – Tabled for further discussion.

FHA Approval – Tabled for further discussion.

Drip pan idea for condensers – Table for further discussion

Handbook –Maureen Patrick will pick-up this project where Jason Carter left off.

Tabled for further discussion:

- Road Work
- Welcome Committee – Jason Carter will focus on this project.
- Security Cameras

Future topic of discussion: How to mix each of the following types of communication:

- Website
- E-mails
- Phone Calls
- Flyers
- Newsletters
- Main Bulletin Board

New Business:

Brochure Container – A motion was made by Kara Sellars and seconded by Jason Carter to approve the purchase of a brochure container to be installed on the bulletin board for enhanced communication with the unit owners.

Vote 6-0-0

Board Appointment – A motion was made by Carol Ricker and seconded by Kara Sellars to appoint Marie DelZoppo to the Board of Trustees.

Vote 6-0-0

Settling Issue – A motion was made by Carol Ricker and seconded by Jason Pridham to approve the request of the owners in unit 1202 to make the structural repairs in the unit caused by the settling issue in the building. All such requests are contingent on the home owner signing the Trusts standard release.

Vote 7-0-0

The meeting was adjourned at 9:10 p.m. The next meeting has been scheduled for August 17, 2011, at 7:00 p.m.

Valerie J. Styrke
Secretary

Aug 17, 2011
Date

**Franklin Crossing Condominium
Meeting Minutes
May 18, 2011**

Board Members Present: Gary Siwruk, Carol Ricker, Jason Carter, Valerie Stybe,
Maureen Patrick and Kara Sellars
Board Members Absent: Jason Pridham
Sterling Services, Inc.: David Levy
Unit Owners, Residents and Guests: Lester Quan – 811, Susan Matto - 1203, Cheryl & Jonathan Doe
- 1204, Nancy Bamford - 803 and Jeanne Ghizzoni- 1810

Meeting called to order at 6: 04 p.m.

Unit Owner Issues:

Please see Executive Minutes for more detail.

Minutes:

A motion was made by Valerie Stybe and seconded by Jason Carter to approve the April meeting minutes as presented.

Vote 6-0-0

Financials:

Tabled

Old Business:

Policy Vote – Interior Unit Damage – Tabled for further discussion.

Policy Vote – Cross Charges – Tabled for further discussion.

Policy Vote – Common Door Keys – Tabled for further discussion.

FHA Approval – Tabled for further discussion.

Drip pan idea for condensers – Table for further discussion

Handbook –Maureen Patrick will pick up this project where Jason Carter left off.

Tabled for further discussion:

- Road Work
- Welcome Committee – Jason Carter will focus on this project.
- Security Cameras

Future topic of discussion: How to mix each of the following types of communication:

- Website
- E-mails
- Phone Calls
- Flyers
- Newsletters
- Main Bulletin Board

New Business:

Tennis Court Repair – A motion was made by Kara Sellars and seconded by Jason Carter to approve the proposal from NESCO to fill the cracks and install new posts in the tennis court in fiscal year 2011. Fiscal year 2012 the tennis court coating will be reviewed. These projects will be funded from the reserve account.

Vote 6-0-0

Chalk Use in the common area – A flyer will be sent to out the community to let them know that chalk cannot be used in the common areas.

Snow Plow Damage – A motion was made by Carol Ricker and seconded by Valerie Stybe to delegate Sterling Services to counter offer L.E.I. a “settlement” on the snow damage, specifically the asphalt curbs. Approximately \$2,200 of work is being offered for free as damage repairs and Sterling will approve some additional billable work to slightly improve the net results for the Trust.

Vote 6-0-0

Settling Issue – The project to move forward, with those residents willing to provide teamwork. Additional details in executive session. Ralph Noblin, owner of Noblin Engineering plus his project manager, Matt are scheduled to visit Franklin Crossing tomorrow, May 19th to review the technical and logistical concern raised by the residents, Board and Management Company.

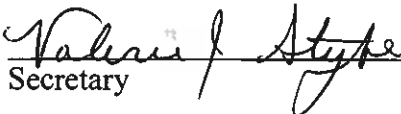
Additional Fines – \$500 level -A motion was made by Kara Sellars and seconded by Gary Siwruk to increase the standard fines in special circumstances, while the standard fines are appropriate for standard violations (i.e. slightly loud music at night), there are some behaviors so disruptive to the safety and quality of life at the property, that justify, if not compel the Board of Trustees, to impose larger fines. To that end, any behavior that results in a resident being arrested, will result in a fine of \$500.00

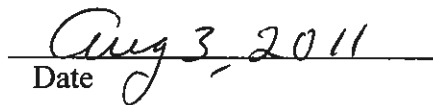
Vote 6-0-0

Additional Fines - \$250 level – A motion was made by Kara Sellars and seconded by Gary Siwruk to increase the standard fines in special circumstances, while the standard fines are appropriate for standard violations (i.e. slightly loud music at night), there are some behaviors so disruptive to the safety and quality of life at the property, that justify, if not compel the Board of Trustees, to impose larger fines. Below the level of an actual arrest, there is an array of behaviors so offensive to the community that justifies a \$250.00 fine. Such offensive behavior includes, but not limited to:

- * Profanity
- * Illegal Drug Use
- * Illegal Gun Use
- * Excessive Speeding in the parking lot
- * Banging on the common doors

The meeting was adjourned at 9:10 p.m. The next meeting has been scheduled for June 15, 2011, at 7:00 p.m. which is the Annual Meeting.


Secretary


Date

**Franklin Crossing Condominium
Meeting Minutes
April 20, 2011**

Board Members Present: Gary Siwruk, Carol Ricker, Jason Pridham and Kara Sellars
Board Members Absent: Jason Carter, Valerie Stybe and Maureen Patrick
Sterling Services, Inc.: David Levy
Unit Owners, Residents and Guests: Lester Quan, Amanda Willis and Rick Lempitski

Meeting called to order at 6: 04 p.m.

Unit Owner Issues:

Please see Executive Minutes for more detail.

Minutes:

Tabled

Financials:

A motion was made by Gary Siwruk and seconded by Carol Ricker to approve the February and March 2011 financials as presented.

Vote 4-0-0

Surplus Funds – A motion was made by Jason Pridham and seconded by Kara Sellers to take \$75,000 of the surplus funds from fiscal year 2010 and move into the reserve account.

Vote 4-0-0

Old Business:

Window Replacement – A motion was made by Kara Sellars and seconded by Jason Pridham to modify the budget from \$5,000 on the window replacements in Phase II to \$4,500 for the windows and \$2,000 for siding and roofing work to allow some ice dam prevention ideas to be done at the same time. Please note that the future windows will be lowered by approximately 4” to allow a bit more sunlight into the hallways on all future buildings. This work can be done on a time and material basis, not to exceed the totals noted above. If all four buildings, all eight windows, can be done at the same time, there should be productivity savings for the Trust.

Vote 4-0-0

Policy Vote – Interior Unit Damage – Tabled for further discussion.

Policy Vote – Cross Charges – Tabled for further discussion.

Policy Vote – Common Door Keys – Tabled for further discussion.

FHA Approval – Tabled for further discussion.

Drip pan idea for condensers – Table for further discussion

Handbook – Work in progress

Carpet Replacement:

A motion was made by Carol Ricker and seconded by Gary Siwruk to approve the cost of approximately \$5,000 for the broadloom carpeting, approve new carpeting for all of the remaining 12 buildings. This cost, approximately \$60K is a capital reserve expense.

Vote 4-0-0

A motion was made by Carol Ricker and seconded by Gary Siwruk to approve the use of both of the leading carpet suppliers will be given approximately half of the work. Business Floors would be given Phase III, which is five buildings, with Franklin Floor the remaining 7 buildings. The work I Phase II needs to await final work on the building settling.

Vote 4-0-0

A motion was made by Gary Siwruk and seconded by Jason Pridham to accept Sterling's unilateral discount of 50% on the special project fee on the carpeting contingent on the carpeting being installed in 2011 in at least Phases I and III.

Vote 4-0-0

Property Lighting – A motion was made by Jason Pridham and seconded by Kara Sellers to accept Giombetti's proposal to move the existing light pole between buildings 18 and 20, including a dual "bull horn" fixture to allow lights in more areas, as well as more directional control. If under \$500, while doing the light pole work, approve Giombetti Electric to add a water-proof electrical outlet near the top of the pole for potential use by a future security camera.

Vote 4-0-0

Tabled for further discussion:

- Road Work
- Welcome Committee
- Security Cameras

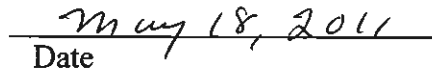
Future topic of discussion: How to mix each of the following types of communication:

- Website
- E-mails
- Phone Calls
- Flyers
- Newsletters
- Main Bulletin Board

New Business:

The meeting was adjourned at 9:00 p.m. The next meeting has been scheduled for May 18, 2011, at 6:00 p.m.


Secretary


Date

**Franklin Crossing Condominium
Meeting Minutes
March 16, 2011**

Board Members Present: Gary Siwruk, Jason Carter, Valerie Stybe, Maureen Patrick and Carol Ricker
Board Members Absent: Jason Pridham and Kara Sellars
Sterling Services, Inc.: Debbie Gaulitz
Unit Owners, Residents and Guests: Brian Pearcey

Meeting called to order at 6:104 p.m.

Unit Owner Issues:

Please see Executive Minutes for more detail.

Minutes:

A motion was made by Valerie Stybe and seconded by Jason Carter to approve the February 2011 meeting minutes as presented.

Vote 5-0-0

Financials:

A motion was made by Gary Siwruk and seconded by Carol Ricker to approve the December 2010 financials as presented.

Vote 5-0-0

A motion was made by Gary Siwruk and seconded by Valerie Stybe to approve the January 2011 financials as presented.

Vote 5-0-0

Surplus Funds – Tabled for review of the 2010 audited financials.

Old Business:

Window Replacement – Tabled for clarification on the costs. The Board would like to see the breakdown of what the costs entail.

Policy Vote – Interior Unit Damage – Tabled for further discussion.

Policy Vote – Cross Charges – Tabled for further discussion.

Policy Vote – Common Door Keys – Tabled for further discussion.

FHA Approval – Tabled for further discussion.

Drip pan idea for condensers – Table for further discussion

Handbook – Work in progress

Settling Issue – A notice needs to be mailed to all of the residents in Phase 2 regarding the structural work which needs to include the scope of work and how this will impact the owners and their families. The notice needs to be mailed before April 1, 2011, with work to begin in late May or early June.

New Business:

New Road work – Tabled for one more estimate, only two have been received. The Board would like this for the April meeting.

Snow Plow Damage – Management to have a meeting with LEI to review who will be responsible for the curb damage and a proposal to repair the curbs that the manager feels LEI should not be responsible for.

Property Lighting – Management to have a meeting with Giombetti Electric to review lighting issues

on the side of building 18 steps to the pool, back and side of building 8 and 14 and the rear of building 26. Proposal to be presented at the April meeting.

Future topic of discussion: How to mix each of the following types of communication:

- Website
- E-mails
- Phone Calls
- Flyers
- Newsletters
- Main Bulletin Board

Carpet Replacement – The Board decided on the style and color of carpet. Management needs to obtain 3 quotes for the April meeting.

Annual Meeting – Confirmed for June 15, 2011.

Annual Social – Tentatively scheduled for Saturday, September 10th.

The meeting was adjourned at 6:50p.m. The next meeting has been scheduled for April 16, 2011, at 6:00 p.m.

Talicia J. Stypke
Secretary

4/23/11
Date

**Franklin Crossing Condominium
Meeting Minutes
February 16, 2011**

Board Members Present: Gary Siwruk, Jason Carter, Valerie Stybe, Jason Pridham, Carol Ricker and Kara Sellars
Board Members Absent: Maureen Patrick
Sterling Services, Inc.: David Levy
Unit Owners, Residents and Guests: Lester Quan

Meeting called to order at 6:04 p.m.

Unit Owner Issues:

Please see Executive Minutes for more detail.

Minutes:

A motion was made by Valerie Stybe and seconded by Kara Sellars to approve the January 2011 meeting minutes as presented.

Vote 6-0-0

Financials:

Tabled for further discussion

Vote 6-0-0

Old Business:

Special Projects— A motion was made by Gary Siwruk and seconded by Jason Pridham to approve the request from the management company to allow them to charge a special project fee on all non-routine projects; this project fee was for the replacement of 3 water heaters at a cost of \$5000 with a special fee to SSI of \$500.00

Vote 6-0-0

Policy Vote – Interior Unit Damage – Tabled for further discussion.

Policy Vote – Cross Charges – Tabled for further discussion.

Policy Vote – Common Door Keys – Tabled for further discussion.

FIIA Approval – Tabled for further discussion.

Drip pan idea for condensers—Table for further discussion

New Business:

Future topic of discussion: How to mix each of the following types of communication:

- Website
- E-mails
- Phone Calls
- Flyers
- Newsletters
- Main Bulletin Board

A motion was made by Jason Pridham and seconded by Kara Sellars to continue research options on

building 22 pipes banging. Approve new valve is needed, keep old valve (rebuilt) in stock if possible.

Vote 6-0-0

A motion was made by Valerie Stybe and seconded by Jason Carter to send a notice to all of the residents in building 8 regarding excessive litter and dog deposits outside.

Vote 6-0-0

The meeting was adjourned at 7:45p.m. The next meeting has been scheduled for March 16, 2011, at 6:00 p.m.

Valerie J Stybe
Secretary

March 16, 2011
Date

**Franklin Crossing Condominium
Meeting Minutes
January 19, 2011**

Board Members Present: Gary Siwruk, Jason Carter, Valerie Stybe, Kara Sellars
Maureen Patrick and Carol Ricker
Board Members Absent: Jason Pridham
Sterling Services, Inc.: David Levy
Unit Owners, Residents and Guests:

Meeting called to order at 6:04 p.m.

Unit Owner Issues:

Please see Executive Minutes for more detail.

Minutes:

A motion was made by Valerie Stybe and seconded by Maureen Patrick to approve the November 2010 meeting minutes as presented.

Vote 6-0-0

Financials:

A motion was made by Gary Siwruk and seconded by Valerie Stybe to approve the November financials as presented.

Vote 6-0-0

Old Business:

Policy Vote – Interior Unit Damage – Tabled for further discussion.

Policy Vote – Cross Charges – Tabled for further discussion.

Policy Vote – Common Door Keys – Tabled for further discussion.

FHA Approval – Tabled for further discussion.

Welcome committee and related communication – Tabled for further discussion.

Handbook – Create an ad hoc committee to review the existing resident handbook and a new template that Sterling can provide, such that the FC resident handbook can be updated AND modernized at the same time.

Vote 6-0-0

New Business:

Security Cameras– Create an ad hoc committee to review security system options charged by Jason Pridham.

Vote 6-0-0

Carpeting – A motion was made by Carol Ricker and seconded by Kara Sellars to order the carpeting for phases 1 and 2.

Vote 6-0-0

Window Replacement – A motion was made by Kara Sellars and seconded Maureen Patrick to order the front windows for replacement in phase 3.

Vote 6-0-0

Landscaping Upgrade – A motion was made by Valerie Stybe and Kara Sellars to approve the upgraded landscaping proposal in phase 2.

Vote 6-0-0

Power Washing – Power washing is planned for Phase 3.

Policy Vote – To help clarify the definition of commercial vehicles. The Board created the following criteria:

- 6 Wheels or more
- Unsafe equipment and/or modification that make the vehicle unsafe for the community. (i.e. protruding ladders, carrying toxic chemicals, etc.)

Once notified of this violation, the owner had 30 days to remove the vehicle in question. If not removed, the Trust will fine and/or tow the vehicle at the owner's sole cost.

Future topics of discussion:

- Website Design
- Bulk Communication
- E-mails
- Phone Calls
- Flyers
- Newsletters
-

The meeting was adjourned at 7:51 p.m. The next meeting has been scheduled for February 16, 2011, at 6:00 p.m.

Valerie J Stybe
Secretary

Feb 16, 2011
Date