

2019 BUDGET: Sandy Langford, CPA of Smolin Lupin met with the Manager and Board Members to prepare the 2019 budget for the November Membership Meeting in accordance with the provisions of Article 8 Section 4 of the Corporation By-Laws.

NEW TOILET: A member bought a high flush toilet in June but has recently complained about a leak problem. A work order was put in because black stuff keeps leaking out of the bottom of the toilet between the toilet and the floor. Maintenance has determined on several occasions that there is no leak and also nothing has appeared wet in the basement. Armando Manresa has determined the black the member is talking about is from the old gasket on the floor from the old toilet that was removed. No action required. The Board feels the maintenance men can't fix something that isn't there. Donna Schautz has volunteered to take a look.

SPECIAL MEETING: A member is requesting the Board to take corrective measures and redo the September 20, 2018 Special Membership Meeting because of her secret ballots. If at any time during the meeting Ms. Ashton felt she was not given due process, she had the right to state a "Point of Order". Ms. Ashton also had the responsibility to put on her petition regarding the paper ballots she brought to the meeting that was not included on the original petition.. However, according to Article 10 Section 4 of the By-Laws which states "Notice of every special meeting shall state the object of such meeting, and **no business other than that specified in the notice shall be transacted at the meeting.**" This special meeting was not only handled professionally, but Ms. Ashton could have at any time corrected whatever she felt was not fair. There was never any intimidation tactic used by the Manager or by any Board Member. It is my opinion, after a costly \$5,860.00 meeting, quite frankly could have been used toward the un-preventative assessment. The Board is not entertaining another meeting.

A motion was made by Steve Besanceney, seconded by Donna Schautz and carried to send Ms. Ashton a letter stating it has been duly noted and is under advisement. The Board thanks her for her in-put.

SEPTEMBER CHECKS: Because of the Labor Day holiday, many people were putting their checks in the slot for processing. In the box there were magazines and a large envelope which backed up the checks. On Tuesday, September 5th the check were entered but we didn't learn until the next week that some checks were missing. Members were calling because the banks didn't clear them. We don't know if someone got into the slot or if the checks were shredded by mistake. We notified as many members as we could as soon as possible and received a positive response. Most checks have been replaced by the member and no one has been charged late fees.

A motion was made by Steve Besanceney, seconded by Donna Schautz and carried recommending that a sign be added on the drop box not to put any magazines or large envelopes in slot.

EMPLOYEE RAISES: Resolution requesting an increase of the office personnel. Any and all Board actions involving items of a "sensitive" nature will be prepared by separate resolution and not included in the minutes available to the general membership. The separate Resolutions with the Board's action will be inserted into the "Official" minute book for the record.

A motion was made by Steve Besanceney, seconded by Donna Schautz and carried to give raises as agreed for office.

RESOLUTION CARRIED UNANIMOUSLY BY ROLL CALL VOTE

OLD BACK HOE: This machine is for sale and both Del (Nobel Construction) and Noha (The Tree & Stump Pros) offered the \$5,000 we are looking for. The other bidder has now offered \$7,000.

A motion was made by Trish Zambell, seconded by Steve Besanceney and carried to instruct the manager that if the other contractor can't match the bid, the offer will go to the highest bidder.

ROOM 4: The television in Room 4, for use by the Recreation Department, needs to be replaced. The cost to replace the television is \$249.00. A motion was made by Steve Besanceney, seconded by Donna Schautz and carried to accept the cost.

RESOLUTION CARRIED UNANIMOUSLY BY ROLL CALL VOTE

TRUNK OR TREAT: A motion was made by Donna Schautz, seconded by Meghan Carney and carried for the Corporation to supply the tractor and the treat bags for the Trunk and Treat at the school on Halloween at 1:15 p.m. All bags and candy when purchased will not exceed \$250.00.

RESOLUTION CARRIED UNANIMOUSLY BY ROLL CALL VOTE

DELINQUENT: A member has received a third Safety Inspection violation. To date the inspector has not had any contact for re-inspection. A motion as made by Trish Zambell, seconded by Donna Schautz and carried, instructing legal counsel to institute proceedings against member.

SMOKE DETECTOR: According to Brian Dustin, Safety Monitor, state requirements for smoke alarms will change effective January, 2019. Single station battery operated alarms must be replaced with ten-year sealed battery powered alarms. Also, fire extinguishers should be in or near kitchen area.

ODOR COMPLAINT: A member had complained about odors in their basement. The neighbor in the unit has cats and the odors were from them defecating in the cellar. The Manager assessed the situation. The member is now complaining that the odor has returned and that he has had an ear infection since February. The Manager has made arrangements for an Air Quality testing facility to test the air in the member's dwelling to determine if there is any bacterium that may be causing health issues. Arrangements for the air testing have been delayed due to a conflict of scheduling with the member. A motion was made by Steve Besanceney, seconded by Meghan Carney and carried to invite the neighbor to appear before the board in November. Another board member will visit the member residence.

CURTAINS: Please review the letter sent to member's attorney dated August 28, 2018 from the Board of Trustees. To date the curtains are still an issue. A motion was made by Trish Zambell, seconded by Judy Thompson and carried stating the privacy curtains are not acceptable. A letter by the board will be sent out to the member who has 10 days to comply and/or be subjected to the Uniform Penalty.

CHRISTMAS TREE LIGHTING: The Annual Christmas Tree Lighting is scheduled for Saturday, December 1, 2018, 3:00 pm to 5:00 pm. Face Painter, Balloon Artist and Magician have been booked and paid for. The magician is scheduled for 3:00 pm – 3:45 pm. The Board needs to schedule a meeting with the Tree Lighting Committee as soon as possible to discuss all other arrangements and details.

A motion was made by Steve Besanceney, seconded by Donna Schautz and carried. First meeting to be held November 14th and second on November 28th.

RESIGNATION: A motion was made by Donna Schautz, seconded by Trish Zambell and carried to accept with regret the resignation of Meghan Carney. A special thanks to Meghan for all her hard work and knowledge of information she has shared as a committed board member.

A motion to adjourn was made by Trish Zambell, seconded by Donna Schautz and carried.

Meeting adjourned 10:03 PM.

P. C-Zambell, Secretary