

Minutes
Board Meeting
October 5, 2016

Dave H. opened the meeting.

Doug and Betty Ruster, who want to purchase Szymas' condo, attended the meeting to discuss warrantable and non-warrantable issue for financing mortgage. Kathy shared what she had learned about federal guidelines and legal phases of Roosevelt Ridge Condominiums.

Sue VanZantwick attended the meeting to share concern over mold on north side of condos and shed. Jim is dealing with the issue.

Kathy read the minutes. Minutes approved (Vikki, Dan).

Dan gave the treasurer's report. He had not received the monthly budget statement from Selby prior to the meeting. He reported that Selby did not think it ethical for them to do an audit since they manage our financial account. Report accepted. (Vikki, Dave M.)

No by-law update because of the issue with legal phasing. It has been estimated that it will cost about \$180 per hour and low estimate of \$2500 to have by-laws amended. Issue tabled.

Tree removal and replacement in Nietering's yard will cost about \$500. This will take place in the spring of 2017.

Much discussion was done on the issue of who would pay for the landscaping of Huling's yard following the removal of current landscaping to fix the concrete work on porch. According to the by-laws the Hulings should be responsible for paying for the landscape. Approved by the board. (Dave M., Vikki) Because of Kathy's mistake, the board, for a one time only and never to happen again, the board will pay half and Hulings half, each paying \$750.

Dave M. will meet with Cindy and Carol about the cost of concrete settling.

Kathy will sent the minutes to Dave H. and after board approval he will save as PDF format and send to Heather to be posted on the website.

The budget has been tabled for the October 20 meeting.

The board signed a letter, as a temporary fix for condo phasing, that the first 8 units of phase 1 is complete.

Meeting adjourned. (Jim, Vikki)

Submitted by secretary,
Kathy Olthof