

Heatherwood Condominium Association
June 21, 2007

Board Members: June Bialecki, President Bob Davis, Vice-President Terrie Fanelli, Director-at-Large Anita McDermott, Treasurer Deborah Wilson, Secretary	Ann Arbor Real Estate Co. Heather Sheldon, Property Manager	Co-Owners: Minutes: Dianne Davis
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I **Call to Order** at 7:01

II **Approval of Agenda**

Amend agenda: under Old Business add: mailboxes and drainage problem; edging around the condos and Unit 95 Motion made to approve as amended. Motion seconded. Agenda approved

III **Co-Owner Concerns**

Unit 155:

Board discussed the reimbursement request made by the co-owner. Motion made to deny request for \$20.00 credit. Motion seconded. Motion passed. Satellite dish installation request: Board looked at drawing. It is not clear where the dish is to be installed. Board requested that Heather send photos to co-owner to clarify how the installation should be done and to obtain a more understandable drawing from the co-owner.

IV **Approval of Minutes**

Motion made to approve minutes. Motion seconded. Minutes of May 17, 2007 meeting approved.

V **Reports**

Legal Reports: Unit 84 and Unit 96 still have liens.

Officer Reports: Unit 103 has a garden space that extends out beyond the patio. The Board did approve the request in May, 2007. The Board will look at the extension and make sure it is within the regulations.

Committee Report

Landscape Committee: There have been several compliments about the way the community looks. It looks very nice. The Board appreciates the work done by the committee. There are still a few things left to do.

The sprinklers are still a concern. The people from A & H have been out several times to trouble shoot. The water is not on long enough. Heather will call A & H again to make sure that all zones coming on and that the timing is long enough so as to water the grounds properly.

The sod needs to be replaced by the garage at building #5.

Heather will check on the shrub replacement.

Management Report

Financial: The operating statement continues to look good.

Terrie will contact a person at Raymond James to look at safe investments for the community's Reserve Fund monies. The Board would like the information presented at the August meeting.

Maintenance Log: Board would like more specific information on the log. There will be a more detailed description on the next log.

The Board feels that there needs to be another umbrella at the pool. Heather will have Rob check to see if there is an umbrella poolside that is not being used.

Terrie will look at Lowe's for an umbrella and another table set with chairs and umbrella and ask them to hold it for Heatherwood. Ann Arbor Real Estate will pick up the set.

Violation reports:

The Board was briefed on the violations for Unit 26 and Unit 157

VI Old Business

Mailboxes Board will look at information about the boxes that Heather provided. Until a decision is reached and new boxes are purchased, the Board directed Heather to have the boxes scraped and painted.

Drainage problem: tabled as the Board is waiting for a proposal from A & H..

Edging around the condos: Tabled.

Unit 95 and the dog

Co-owner and the tenant were sent a letter. There has been no response. Heather will send another letter warning them that they are in danger of being denied permission to keep the dog and reminding them that the yard must be repaired.

VII New Business

Hallway Bids: Tabled in order to get more bids.

Heather will get bids to replace the entrance doors to the buildings with inside units (NOT the entrance doors to the units).

The replacement will be done as soon as possible.

Spring Walk:

The Board reviewed the spring walk report.

VIII Adjournment at 8:05

Next Scheduled Board Meeting — August 16, 2007