

**Heatherwood Condominium Association
May 17, 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 Valeska Rickman , Ann Arbor Real Estate Co.	Co-Owners: Minutes: Dianne Davis
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I **Call to Order** at 7: 08

II **Approval of Agenda**

Amend agenda:

- Under Co-owner concerns add Unit 103: Landscaping modification under co-owner concerns.
- Under old business add twp Landscaping Management Proposals
- Add the list from Anita and Terrie under New Business
- Add maintenance log and violations under management report

Motion made to approve agenda as amended. Motion seconded. Agenda Approved.

III **Co-Owner Concerns**

Unit 155: Satellite dish installation request. Table request. Request needs a drawing. Bob reported that for the first time there were no satellite dish violations noted during the Spring Walk.

Unit 95: Pet Registration: Board discussed the request. Motion made to require a temperament test before final action. Motion seconded. Motion passed. Action on the registration is tabled until co-owner gets a temperament test (at their expense). Co-owner will also be informed that they must re-sod the area damaged at a cost of \$550.

Unit 131: Pet Registration: Motion made to approve request for registration and to inform the co-owner to file a photo of the dog. Motion seconded. Registration accepted.

Unit 103: Landscaping modification request: Board examined the drawings and the request. The high lattice screen ladder must be eliminated. Black vinyl edging must be eliminated. The co-owner will be informed not to mulch as mulching will be done by A & H. Motion made to approve the request -with changes noted above. Motion seconded. Motion passed.

IV **Approval of Minutes**

Motion made to approve minutes. Motion seconded. Minutes of March 15, 2007 meeting approved.

V **Reports**

Legal Reports:

Nothing new to report. Board reviewed the report and noted that the unit 96, unit 133 and unit 157 have liens.

Officer Reports: Bob wants to have greater participation in the Spring Walk. There needs to be a quorum of Board members as part of the Spring Walk in order to have a better understanding of the state of the community. The walk will most likely then take place on a weekend beginning next year, as some board members still work. The Board agreed.

Committee Report

Landscape Committee: The Committee obtained a quote on mulch. The contract was not clear for the proposal will be tabled for clarification on the contract.

Heather will request a bid for creating an edge around the buildings to eliminate siding damage caused by the trimmers.

Management Report

Financial: Board reviewed the report.

Maintenance Log: Spread sheets will be used until the computer codes are entered into the new computer system.

Heather will check into having all dryer vents cleaned from out side of the units.

Concrete Repairs: There are some areas in the complex that are in need of Concrete repair. There are requests out for the concrete work that needs to be done.

Violation reports: There were four violations sent out to co-owners this month.

VI Old Business

Stairs: Motion made to repair the three stairs that are in need of repair by the June meeting. Motion seconded. Motion passed. Also, Heather will check into the value Of and necessity of the sealer before a decision is made to seal the steps in the Outside stairways.

Landscaping Management Proposals

Proposal to do a Deep Root Fertilizer on all Trees on Site.

Motion made to approve. Motion seconded. Proposal approved.

Drainage Proposal: Board needs more information before approval.

VII New Business

Picnic Tables:

The stain/paint purchased last year will be used. Work will be done before the pool opens.

Minor repairs: Heather updated the Board on some minor repairs that will be done.

List from Terrie and Anita

Board discussed the items on the list. Some of the items have been put on hold. Some items will go out for bid including:

- Scraping and painting outside stairways
- Installation of new mailboxes

VIII Adjournment at 8:35.

Next Scheduled Board Meeting — June 21, 2007