

Minutes of the Dorsey's Search Townhouse Condominium Association, Inc.
T/a the Greens at Fairway Hills
Board of Directors meeting
October 28, 2007

Directors present: Karen Morrissette, Tom Stanges, Alicia Oro

Residents Present: Vivian Clark (5636)

Management Company representative: None

Open Forum: No issues were raised.

The meeting was called to order at 5:00 p.m. All Board members have approved the August 19, 2007 minutes and they have been posted to the Association's website.

Report of the Property Manager: N/A

President: Karen Morrissette reported as follows:

1. Although the board had approved a contract for pavement work and curb painting, the property manager advised that it was too late in the season to complete the work this fall. We must now wait until the spring.
2. The property management contract for 2008 has not yet been awarded; the selection process continues.
3. The county water authority has refused to inspect water meters at individual homes absent owner requests. This places the Association in the worst of all possible worlds because we have to pay the high water bills but have no recourse to ascertain the problem. We have one new set of quarterly bills to review to see whether the problem has remained the same, improved, or worsened. A board member will have to examine these bills and compare them to the historical record.
4. The Board received from the Association's legal counsel definitive advice concerning the relative maintenance responsibilities of the Association and individual homeowners.
5. Board member James Dillingham has resigned from the Board. The board members present nominated Vivian Clark, 5636 April Journey, for an appointment to the Board to fill the remaining term of Mr. Dillingham's vacancy. Vivian accepted the appointment.

Architectural Committee: The re-inspections of the properties will occur in the beginning of November. Enforcement actions will then be considered, as necessary.

Parking: The board expects to receive from Committee Chair Anthony Bethea a proposal to extend the No Parking/Fire Lane areas in our community, in an effort to improve the parking situation. The addition of fire lanes would simplify some of the issues we face in terms of establishing a “bright line” as to where parking is prohibited.

Landscaping: Co-Chairs Tom Stanges and Alicia Oro reported that the Board had awarded a contract to complete a number of landscaping issues immediately, including: aeration and seeding of the lawns; tree trimming and removals; improvement of both entrances; and work on several islands. The Co-Chairs recommend that several other projects be completed this fiscal year including: camouflaging the electrical boxes and plantings around the retaining pond; replacement of several trees; parking lot tree work; and more island work. A bid for this work is expected; when it is received, the Board will consider using reserve funds to complete the work this fiscal year, and then decreasing the landscaping budget in 2008 in favor of a deposit into reserves.

Verizon/Comcast issues: Board member James Dillingham has communicated with Comcast concerning the need for cable and box repair in our community. In view of Mr. Dillingham’s resignation, the Board seeks another volunteer to monitor this project.

New Business:

The Board and the community thank Anshu Sinha and Kristin Stanges for making the Fall Fiesta a wonderful success!!!

Meeting date: **There will be a Board meeting (open to all owners) on Dec. 10, 2008. The 2008 budget will be vot**