

**The Dorsey Search Townhome Condominium Association T/A The Greens at
Fairway Hills
Annual Meeting**

April 10,2008

Directors Present: Tom Stanges(member at large), Alicia Oro(secretary), Vivian Clark(treasurer)

Directors Absent: Lesley Riley(V- Pres.), Mark Wilson(new board appointee)

Residents Present: Cathy Sagrillo, Christina McGlosson-Wilson, Dana Kiehl, Karen Morrisette, Kristin Stanges

Management Company Representative: June Jackson

Open Forum:

Dana Kiehl raised concerns about pruning of her bushes and overgrowth of mushrooms in her yard. Tom Stanges from Landscape assured her of the walk through to take place with the new landscaping company, MAINSCAPES on April 18. He will address her concerns at that time.

Metal Shelving Unit discovered on Court G left by a resident on recycling day but not considered a recyclable item will be taken to the dump by the Morrisettes. A concern was also raised about the need for a volunteer to sand and paint the metal railing at the East entrance

Meeting called to order at 7:10pm:

The Board discussed the following matters:

1. Since a quorum was not present at this meeting appointees for the board Mark Wilson(not present) and Vivian Clark, they were not voted in tonight. The annual meeting will be reconvened in May for this purpose.
2. All outstanding assets(400K) of this association have been transferred from Tidewater Management(our former Management company) to American Community Management as verified by June Jackson, VP of ACM and present at this meeting.
3. Status of Bids for the association: The outstanding reserve study and concrete bids will be present in next month's management report. The 3rd bid for paving and seal coating is present in the Feb/Mar management report. All bids will be reviewed and voted on when 3 are obtained for each service. The insurance agent will automatically bid out 3 competitive bids(insurance due in May)
4. Status of Repainting curbs(red striping) in development: Lesley Riley(not present) states that she will follow up on this project which was begun by Anthony Bethea from Parking committee. A resident present at this meeting encouraged us to give the village a heads up on this process- specifically Nancy Meredith from convenants.

5. Parking Committee: Letter went out 1 mos ago to the owner at 5507 who is parking his/her car on the sidewalk. This will need follow up to see if it is still occurring.

6. Pet Committee: Pet stations to be installed by ACM after walkthrough with landscape to determine location per Christina McGlosson- Wilson

7. Landscape: Walk through to be conducted with new landscape company on Friday March 18th with landscape committee and Regina Connolly to determine priorities for this year. Report to follow at next meeting. Thus far there has been no community response to the planned annuals planting of the front entrances on May 3rd. Landscape will meet to discuss outcome and post a notice on the website. Consideration will be given to having the current Landscape contractor plant the flowers for us.

8. Status of towing company/ tickets: Regina is to arrange to have new signs installed at \$40 per sign (2 for development) that reflects our new towing company AL's Towing. We are no longer working with Hoffman Bros. as they have not been responsive.

June distributed new parking tickets to board members. If a violation of parking occurs during the day, Regina or her designee can place a ticket. If it occurs in the after hours a board member can do so. This applies also for towing. A secret password was revealed at the meeting for a board member to authorize towing of an illegally parked vehicle after hours if deemed necessary per the bylaws.

9. Architectural report: Given by Alicia Oro for Lesley Riley (not present). The following has been approved by Dorsey Search covenants:

Pella Roll Screen Montgomery Style doors in Almond color

Stencilling of curbs

Blacktopping of East entrance which had been done without village approval

The next architectural review will take place in the early part of May at which time either fines will be levied or additional letters will go out dependent on the individual owner situation.

10. Status of Condo Association Website: Christina Mc Glosson- Wilson is manning the listserv at present and sending correspondence to our webmaster. The board thought we should contact our current webmaster, Bob Skelton and let him know that the site should be more user friendly. The use of more hyperlinks is necessary. Board agrees that 75% of the community is probably not using the website and does not know to visit it.

Need to advertise approvals on website: i.e. many people do not know about the approved awning or where to get it. The board suggested that we re-post this information along with the recent approvals on the website.

11. Continued high water bills: Where monitoring is capable (individual monitors) there are 6 properties with continued high bills. We have asked June to relay a message to

Regina about finding out more about incentive programs that are out there to remedy the problem. We continue to have many properties on group monitors that we are unable to monitor. We all bear the burden of high water bills in our monthly condo fees.

12. Discussion and vote on Lease Addendum:

Concerns were raised from the floor by Cathy Sagrillo and Dana Kiehl about the lease addendum. These residents felt that by voting yes on the lease addendum (which they believed to be an ammendment and not an addendum), we would be holding the absentee landlords to a higher standard than our resident homeowners . These residents also stated, despite their uncertainty of it's legal structure, that it was giving the board the rights of a landlord in units not owned by them. This contention was countered by others but failed to sway their opinions. Board member Tom Stanges made a motion to vote on the addendum. The motion did not carry. There was much confusion about the addendum resulting in a decision that was not unanimous to table the vote until the next board meeting.

Next board meeting is tentatively scheduled for Wednesday May 7th or Wednesday May 14th. A confirmation letter will be sent from our property manager to the community when the date is agreed upon by board members.

Meeting Adjourned at 8:35 pm