

**ARBOR WOODS HOMEOWNERS ASSOCIATION**

**ANNUAL MEETING**

**MINUTES - JANUARY 31, 20013**

**6:00 PM**

**PRESENT:**

**302 - Paul Goode - President**

**305 - Andy Wolff - Treasurer**

**204 - Kermit Mahan - Secretary**

**101 - Richard Nicholson**

**104 - Ken Bartlett**

**105 - Amiee Handfinger**

**303 - Stephanie Serros**

**Steve Kende - Property Manager**

**President Election:**

Board position for President was up for nominations. Current President Paul Goode expressed willingness to run for the post. No other eligible candidates expressed interest in the position.

It was moved by Nicholson seconded by Bartlett to elect Paul Goode as President of the Arbor Woods Homeowners Association. All present voted in favor of the motion.

**Bicycle Removal:**

Moved by Nicholson seconded by Goode to have a bicycle locked to the gas meters removed. This will be done by the Property Manager in accordance with law.

All present voted in favor of the motion, President Goode declared the motion passed.

**Garage Gate Repair:**

The damaged garage gate has been satisfactorily been repaired. Two bids were received: \$3,000.00 vs. \$375.00. The Board awarded the bid to the contractor with the \$375.00 proposal (M. W. Morena Welding Inc).

### **Replacement of Lock System:**

One of the two front door locks has been inoperable for an extended time period. The Board received a replacement bid from Grah Lock at \$598.00. Because Grah Lock has proprietary control over the lock system they can charge any price they please.

The Board researched a replacement lock system with O'Brien Lock and Key offering the identical level of security currently in service without proprietary control. Thus in the future if a lock has to be replaced the charge would range from \$150 to \$200 not the \$598 bid quoted from Grah Lock. O'Brien Lock and Key has proposed a complete replacement of all outside locks from \$1,800 to \$2,000 thus enabling the Association to seek competitive bids for any future work. The new installation covers new keys and replacement of the elevator room lock with a levered handle to meet fire code. The Board will work out logistics in distributing new keys. All owners will receive the same number of replacement keys they currently possess at no charge.

Moved by Serros seconded by Bartlett to change over the entry lock system as presented. All present voted in favor of the motion, President Goode declared the motion passed.

### **Treasurer's Report:**

Treasurer Andy Wolff presented the treasurer's report representing current fund balances and expenses. Moved by Bartlett seconded by Nicholson to approve the treasurer's report. All present voted in favor of said motion the President declared the motion passed.

### **Unit 105 Sewage Back-up:**

Amiee Handfinger, requested serious attention be focused upon her chronic sewage back-up problem: unit 105. Property Manager Steve Kende asked when the last time the building had the sewage lines hydro-flushed, which should be done once every 4 years. Paul Goode recalled it was 6 years ago the procedure was last conducted. The Board will work with Property Manager Steve Kende, to seek a permanent solution to the problem.

Amiee Handfinger also requested consideration for reimbursement for personal items lost as a result of the sewage back-up event. The Board requested Amiee to present an itemized request for reimbursement.

### **Adjournment:**

There being no further business brought forward by those in attendance, newly elected President Paul Goode called the meeting adjourned.

