

**GLEN OAKS MANOR HOMEOWNER'S ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
APRIL 11, 2018**

LOCATION: CASEY CONDOMINIUM MANAGEMENT CONFERENCE ROOM

CALL TO ORDER: President Janet Stockwell called the Board of Director's meeting to order at 1:00 p.m. The following Board members were in attendance:

Janet Stockwell, Dick Lowe, Ken Abraham, Nancy Dillard, Pat Richmond, and Bill Geller were present in person. Also present were Bridget Spence and Jeff Schiewe from Casey Condominium Management (CCM). Bill Byers was present.

Bridget Spence affirmed that the meeting had been duly noticed and that a quorum was present.

The purpose of today's meeting is to review the budget and how the operating and future reserve planning is accomplished for the association.

TREASURER'S REPORT:

Nancy Dillard presented the operating budget and presented the highlights to the changes that were made for this fiscal year.

Bill Byers- Reserve Specialist:

Reserve is a 30-year plan for large expenses. Within that plan, the road system line item is on a 20-year cycle and painting is on a 10-year cycle. The last reserve study was done for 2014/2015 and we continue to update it on an annual basis with actual data.

There was a discussion of the maintenance schedule. Pressure washing is now being done with the painting schedule and at the 5-year midway point of the 10-year painting schedule. Painting of gazebos is scheduled for this year, but will not be conducted until after gazebo inspection. Driveway and sidewalk repairs are on the painting cycle. Fence panel allowance has been removed with the installation of the new fence.

ADJOURNMENT:

Nancy Dillard made a motion to adjourn the meeting at 2:35pm, seconded by Ken Abraham, all agreed and the meeting was adjourned.