

GLEN OAKS MANOR HOMEOWNER'S ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
November 13, 2015
LOCATION: In front of Villa 114

CALL TO ORDER: President Ron Albee called the Board of Directors meeting to order at 10:00 AM. The following Board members were in attendance:

Ron Albee, Judy Johnston, Rick Pereria, Rick Randall, Susan Hopkins were present in person. Also present were Bridget Spence from Casey Condominium Management (CCM). George McGonagill was present from Questar Construction.

Judy Johnston affirmed that the meeting had been duly noticed and that a quorum was present.

NEW BUSINESS:

1. **The purpose of this meeting was an emergency meeting to review the painting project and process. Several owners had voiced concerns over the force of pressure washing and the possible damage that this work has allowed. George McGonagill stated that as he is made aware of issues that he meets with the individual owners to access their claims. Some of the claims have been legitimate damage reports and Hein Brothers has been made aware of those issues. Hein Brothers will take care of the repairs to those items as part of their contract. However, some items have been more subjective due to the age and condition of various villas. For example- if a screen has not been replaced in 10 years, it will be brittle and may be damaged through a normal process of work. This is not something that is the painting company responsibility. Hein Brothers has been repairing screens that they have damaged as they go through the project.**
2. **Discussion was had on why there was so much confusion on this paint cycle versus previous cycle. George McGonagill explained that the amount of stucco work needed on this paint cycle versus the previous cycle is greater. The prep to get to the stucco work needed is much more intense.**
3. **Discussion was had by the board members of better ways to communicate with the owners in advance of the next painting cycle. We want to take the areas of suggestion that have come up during this year and correct them next year. One of the suggestions was having a "pre painting" meeting with all the owners in the painting clusters for the next cycle in the spring before people leave for the summer so they know how to prepare their home for the painting.**

NO MOTIONS WERE MADE DURING THIS MEETING. THIS MEETING WAS TO GET A BETTER UNDERSTANDING OF THE PAINTING PROJECT AND TO VIEW SOME OF THE WORK AS NEEDED. OWNERS COMMENTS WERE TAKEN DURING THE MEETING.

NEXT MEETING DATE:

The next regular Board of Directors meeting will be Monday, December 14, 2015 at 3:00 p.m. at Faith Presbyterian Church.

ADJOURNMENT: A motion was made by Rick Pereria and seconded by Judy Johnston to adjourn the meeting at 10:50 am. All approved by voting aye.

Submitted by: Bridget Spence, Association Manager