

**Monthly Meeting of Christianna Condominium Owner's Association  
Wednesday, January 20, 2010**

Meeting called to order at 6:40 p.m. by President, Marge Eggers. Members present were; Susan Gazdak, Laurel Mathers, and Marge Eggers constituting a quorum. Visitor; Linda VanGavree and Brent Britton also attended the meeting.

The minutes of the November 18, 2009 meeting were accepted.

Brent Britton reviewed the financial report for the period ending December 31, 2009. Fund balances for checking were \$31,816.83, Capital Reserve were \$78,323.06 for a total fund balance for both accounts of \$110,139.89. Susan Gazdak moved to accept the Financial Report, as written and Marge Eggers seconded the Motion. The vote was unanimous.

**Old Business**

There was some discussion regarding replacement of the Christianna roofs this Spring, however no motions were made regarding this matter and would be revisited once new bids were obtained.

**New Business**

It was decided that no CPA audit/review would be required for 2009. There was a great deal of discussion regarding allowing Mike Toms to have more control over decisions regarding maintenance of the property. It would facilitate and expedite all decision making, therefore, all members were in agreement. The Annual meeting will be held on Saturday, April 17, 2010 to begin at 10:00 a.m. The lawn services contract will remain unchanged for the year 2010 at a cost of \$11,375 per year, pro-rated on a monthly basis. There was discussion regarding the settling of the property where Glenbrook building is. Ashley Construction had made prior repairs and it was determined, that company would be more familiar with handling any repairs needed. Regarding the ongoing problem of non-operable vehicles. It was determined that a letter would be sent allowing 30 days to comply and three days prior to towing to occur a Notice would be put on the owners door advising of date, time and tow company to be used. No further business was discussed at this time and Susan Gazdak moved to accept the Motions and Marge Eggers moved to accept. The vote was unanimous.

The next meeting will be held on February 17, 2010 at 3150 Lakeside Dr., #103.

Marge Eggers moved to adjourn the meeting at 8:15 p.m., Laurel Mathers seconded and the vote was unanimous.

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Marge Eggers, President

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Laurel Mathers, Secretary