

Monthly Meeting of Christianna Condominium Owner's Association
Wednesday, June 17, 2009

Meeting called to order at 6:40 p.m. by President, John Parker. Members present were; Susan Gazdak, Cheryl Bodie, Laurel Mathers, and Marge Eggers constituting a quorum. Alan Palmer was the only guest present.

The minutes of the May 20, 2009 meeting were read and accepted.

Alan Palmer reviewed the financial report for the period ending May 31, 2009. Fund balances for checking were \$15,488.52, Capital Reserve were \$26,595.09 and ING Direct were \$35,850.15. John Parker moved to accept the Financial Report, as written. The vote was unanimous.

Old Business

The light was installed by the trash bin in the Willow wood parking lot by the company White Star and was satisfactory.

Susan Gazdak reviewed the bids provided by the various companies and it was determined that Royal Restoration would be selected to provide the carpet cleaning services for the stairs and entrance areas at Willow Wood/Glenbrook properties. The Willow Wood building is the most in need of cleaning, Susan suggested that the buildings be cleaned - possibly staggering them by three months. Alan advised the funds were available and staggering would not be necessary.

The \$100 donations were made to the Extension Service in the names of Kathleen McGinley and Donna Scott (each) in recognition of the flowers donated and planted by them. No acknowledgment was received by the Extension Service and it was suggested that the Board would likely not donate again, but use an alternative method.

The issue of recycling was discussed and it was decided that, unfortunately, it was not practical for our situation at this time.

Additional discussion took place regarding the best way to deal with persons who are not paying their HOA dues and the possible hiring of an attorney to handle these issues. No final determination was made regarding this matter.

New Business

Recently, letters were sent levying fines against owner's for various violations. Discussion took place regarding possible action that could take place to avoid erroneous letters being sent, if the owner brought themselves into compliance. The discussion detailed the action being taken and the problems associated with streamlining this process (i.e., Welcome Letters with registration forms, etc. being sent upon notification of a sale of properties within the Christianna Homeowners Association.) No changes have been implemented at this time.

John Parker moved to adjourn the meeting at 7:40 p.m. Cheryl Bodie seconded. The vote was unanimous.

John E. Parker, President

Laurel Mathers, Corresponding Secretary