

Foxdale Condo Association

February 2016 Board Meeting Minutes

DATE: February 23, 2016

LOCATION: Urbandale Public Library

CALL TO ORDER: 6:33 PM

ROLL CALL:

President: Audrey Selby – Present

Treasurer: Kevin Johnson - Present

READING OF THE MINUTES:

January minutes were approved

TREASURER'S REPORT:

Kevin provided copies of the January 31st Balance Sheet along with the Revenues and Expenses Statement which showed a net income of \$7,319.33. It was also mentioned that the board purchased a snow blower in January for the board's use when the snow removal vendor does not come to the property. According to the snow removal contract, they will only come if they get at least 2" of snow at the National Weather Service in Johnston.

OLD BUSINESS:

Complex-wide DirecTV Satellite Television System

The board is still pursuing this option. We are waiting to hear from the vendor as to how much equipment DirecTV would provide to the association at no cost.

Dryer Vent Cleaning / Vent Cap Installation

The Board of Directors has decided to clean the dryer vent for ALL units instead of just those that elected to have it done last summer. This is the vent that runs from your dryer to the outside of the building. According to the Urbandale Fire Department, this vent should be professionally cleaned on an annual basis as a fire prevention. This will be scheduled for later this spring and will be charged to each homeowner. The cost for this is yet to be determined.

If your unit has already had this done within the past year by a professional vent cleaning service, please provide proof to the Board of Directors and we will not have your unit's vent cleaned.

In addition to the dryer vent cleaning, the Board of Directors will be installing caps on the outside of each of the dryer vents. This is to prevent critters from crawling inside the vent and birds from building nests on the vent, which is also a fire hazard. The cost of the dryer vent caps including installation will be covered by the association.

Trash on Decks/Patios

This continues to be an issue. Please remember to dispose of your trash in the dumpster promptly. According to the association's by-laws, owners can be fined for failure to do so.

Pet Issue in Rental Units

The Board of Directors has received several complaints recently regarding pets in rental units. According to the association's by-laws, pets are only allowed in owner-occupied units. If the board discovers a pet is being kept in a rental unit, the owner can be fined.

Re-Keying of Buildings

The last 2 buildings (10151 and 10161) still need to be re-keyed. The board has received 1 bid and is still waiting on 2nd bid to complete this project.

Entry Door Keypads on 10151

New keypads will be installed at both entry doors to building 10151 this spring. This means that all existing codes for this building will no longer be valid. If you would like to request your own 6-digit code, please provide this information to one of the board members.

If this new keypad works well on building 10151, they will slowly be incorporated into each of the other 6 buildings.

Entry Door Issues

Door pulls have been installed on the inside of each of the entry doors. When coming in to your building, please use these pulls to ensure that the door has locked.

New weather stripping will be installed on each of the entry doors once the weather warms up.

Our maintenance contractor is continuing to work on all other door issues, both interior and exterior. If you have any door issues, please notify one of the board members so we can get it repaired and/or corrected.

Interim Board Member Needed

We are still looking for a volunteer to serve as a 3rd board member until the next election late this summer. It is important to have an odd number of board members to ensure that important association decisions can be made in cases where a tie-breaking vote is needed. The current board is also needing assistance with various tasks as there is a lot that needs to be done with Foxdale being a self-managed property. Please notify Audrey or Kevin if you are interested.

NEW BUSINESS:**Fine Schedule**

The attached fine schedule, which was put in place by the previous board, will start to be enforced for any rule and/or by-law violations. Please make sure you are familiar with this schedule and notify a board member if you notice any violations so the owner can be appropriately notified and/or fined.

OPEN FLOOR**Dumpster Issues**

It was mentioned that our current dumpster tends to fill up easily on the weekends. Furniture and other items have also been placed outside of the dumpster. Please note that the board is charged an extra fee by the trash removal vendor for any extra items they pick up. The board is continuing to research ways to help with these issues. However, our options are limited due to the layout of our property.

NEXT MEETING: Tuesday, March 22, 2016 @ 6:30 – *Location to be determined*

ADJOURNMENT: 7:16 PM