

Chris Jenney

From: Leonard Simon [leonard.simon8@gmail.com]
Sent: Sunday, June 22, 2008 11:17 PM
To: Chris Jenney, RBSOBCZAK@comcast.net; Todd Woodward
Subject: [SPAM] Prior meeting minutes:

Chris,

Here are my minutes from the most recent meetings. Unfortunately I switched computer systems from when I had it formatted and Todd probably has some of the older minutes where the formatting can be seen. (When I have a moment I have backups that can be restored to get the formatting if needed).

Meeting on 5/27/08:

Russ, Todd, Chris, Marty(for Liz) and Lenny - Present
Treasurer's Report: \$3719.69 in checking
Home owners association in arrears: \$17,700
Election of Board members: Chris Jenney elected to board and will take over Secretary spot
Rest of members stay except for Evan Powers
Lenny Simon moves from Secretary to Director
Voted - all in favor

Insurance quotes coming in and Todd will work with a unit owner to get a quote from him.

Meeting adjourned - next meeting 6/17 at 7:00

Meeting on 4/22/08 - 7:00

Todd, Russ Elva and Lenny Present

Budget proposal to increase HOA dues by \$5/month. All voted and approved

Cashed in a \$1,200 CD to account for shortfall in cash flow - no early termination fee

Cash on hand \$6,322.21

Todd stated Taxes have been filed.

Meeting adjourned - next meeting 5/27/07 at 7:00.

At a regular meeting of the Chase's Run Condominium Association, held at the offices of Canopy Roads Management, on Tuesday evening, June 17, 2008, the president in the chair, and Mr. Jenney acting as secretary, the minutes of the previous meeting were not read. In attendance were Russ Sobczak (by phone), Chris Jenney, and Todd Woodward.

Mr Woodward reported an insurance quote from the current carrier for property coverage for the next year will amount to \$8,115.00.

Failing to have a quorum, no actions were taken.

The next meeting was set for 7:00pm on Tuesday, August 5, 2008.

The meeting adjourned at 7:30 P.M.

Chris Jenney,

Secretary.

At a regular meeting of the Chase's Run Condominium Association, held at the offices of Canopy Roads Management, on Tuesday evening, July 1, 2008, the president in the chair, and Mr. Jenney acting as secretary, the minutes of the previous meeting were not read. In attendance were Russ Sobczak (by phone), Liz Yount (by phone), Elva Manning (by phone), Lenny Simmon (by phone), Chris Jenney (by phone), and Todd Woodward of Community Management Services.

Mr Woodward reported an insurance quote from the current carrier for property coverage for the next year will amount to \$8,115.00. The current year is \$8725. Liability coverage will be \$1,907.68.

The next meeting was set for 7:00pm on Tuesday, August 5, 2008.

The meeting adjourned at 7:30 P.M.

Chris Jenney,

Secretary.

At a regular meeting of the Chase's Run Condominium Association, held at the offices of Canopy Roads Management, on Tuesday evening, August 5, 2008, the president in the chair, and Mr. Jenney acting as secretary, the minutes of the previous meeting were not read. In attendance were Russ Sobczak (by phone), Chris Jenney (by phone), Lenny Simmon (by phone), and Todd Woodward.

Mr Woodward reported a Association funds at \$4,880.86.

Michael Porta was appointed as Treasurer by all present.

The next meeting was set for 7:00pm on Tuesday, October 21, 2008.

The meeting adjourned.

Chris Jenney,

Secretary.

At an emergency meeting of the Chase's Run Condominium Association, held at the offices of Canopy Roads Management, on 8:00pm, September 08, 2008, the president in the chair, and Mr. Jenney acting as secretary, the minutes of the previous meeting were not read. In attendance were Russ Sobczak (by phone), Marty Yount (by phone), Lenny Simmon (by phone), Mike LaPorta (by phone), Chris Jenney (by phone), and Todd Woodward.

A vote was taken to cash a 13 mo. CD with initial balance of US\$3,699.30 with early cash out penalty of 180 days interest. This action was taken to cover immediate expenses.

Following a meeting with the Association's attorney by Messrs. Sobcsak and Woodward, another meeting will be called to further discuss the Association's finances.

The meeting adjourned at 8:30 P.M.

Chris Jenney,

Secretary

At a regular meeting of the Chase's Run Condominium Association, held at the offices of Canopy Roads Management, on 7:00pm, October 21 2008, the president in the chair, and Mr. Jenney acting as secretary, the minutes of the previous meeting were not read. In attendance were Russ Sobczak (by phone), Marty Yount (by phone), Lenny Simmon (by phone), Mike LaPorta (by phone), Chris Jenney (by phone), and Todd Woodward.

By general agreement of the board members, it was agreed that Mr Woodward would mail by certified mail, return receipt, a letter to all delinquent owners not currently in collection by the attorney stating a 10 day period to pay past money owed otherwise their account will be turned over to our attorney for collection and they will incur additional fees. The owners in question specifically being owners of units: 102, 402, 403, 406, 504, 603 and 604.

The next meeting set for Tuesday, December 9, 2008 at 7:00pm.

The meeting adjourned at 7:48pm.

Chris Jenney,

Secretary

At a regular meeting of the Chase's Run Condominium Association, held at the offices of Canopy Roads Management, on 7:00pm, December 9, 2008, the president in the chair, and Mr. Jenney acting as secretary, the minutes of the previous meeting were not read. In attendance were Russ Sobczak (by phone), Marty Yount (by phone), Lenny Simmon (by phone), Chris Jenney (by phone), and Todd Woodward.

Todd Woodward reported funds to be \$5,668.27.

It was proposed that quarterly dues be raised from \$375 to \$405. It was so motioned and all were in favor.

Todd Woodward presented the attached proposed budget for the following fiscal year. It was motioned to approve and all were in favor.

The next meeting set for Tuesday, January 27, 2009 at 7:00pm.

The meeting adjourned at 7:30pm.

Chris Jenney,

Secretary