

BETHANY MEADOWS CONDOMINIUM ASSOCIATION

EXECUTIVE COUNCIL MEETING

February 3, 2012

The meeting was held in the home of President, Phil Brannan, Hemlock Drive Bethany Meadows. Phil called the meeting to order at 8:00 PM. In addition to Phil, Section 1, the following Council members were present: Bruce Kibby, Phase 1, Debbie Muscolino, Phase 2, Gail Partridge, Phase 3, Mark Watkins-Fischl, Phase 4, and Fred Erbacher, Phase 5. Ellen and Chuck Erbe, Blue Sky Management were also present.

Phil asked for a motion to approved the minutes of the last meeting, February 4, 2011. Mark Watkins-Fischl made a motion to approved the minutes of the February 4, 2011, meeting. Seconded by Gail Partridge. All in favor.

FINANCES

Chuck gave each member present copies of the monthly reports for review.

Following are the currently balances:

Operating Account Balance	\$62,293.15
Savings Account (Replacement/Reserve Acct.)	\$93,782.06

Chuck reported the community insurance went up 16% and although we looked for a new provider there was not one that would insure in this geographic area.

Although the insurance is higher, we were able to get a new trash hauler and save approximately \$10,000.00. This savings will offset the higher insurance rate.

Streets

The streets in Bethany Meadows have had the cracks sealed. Some spots will need more work due to roadbed spider webbing. Proposals are being sought for this work. All of the roads will need to be resealed in one to two years.

Repairs

Several roofs have needed repairs. Most are routine, but two (2) were major problems with the entire roof needing repair.

Debbie Muscolino reported the nails in her step are rusting. Chuck will look at her steps and the others that were repaired during the same time frame.

There are three screened porches in Phase 2 that are in disrepair. Letters will be sent to the owners.

Grounds

Bruce Kibby reminded us that the two large pines that had to be removed from the Phase 1 grounds, need to be replaced. These will be replaced this year.

With no more business to discuss, Phil asked for a motion to adjourn.

Fred made a motion to adjourn. Seconded by Gail. All in favor.

Respectfully submitted,

Ellen Erbe
Blue Sky

