Franklin HOA Meeting

November 13, 2005

Present: Mike Epple (President), Josh Patterick (Treasurer), Michele Hendrickson (Secretary).
The meeting was called to order at 7:04 p.m. The 10/13 minutes were reviewed and passed. The meeting was adjourned at 8:30 p.m.

Date Raised	Issue	Expected Outcome	Activities	Person responsible	Date Due	Progress
11/13	Financial Report	To get an update on the budget.	Josh gave a financial summary and reported that we are on track to be under budget for 2005.	Josh	Now	
10/17/ 2004	Limited vs. Common Elements	To have a clear understanding of these items, specifically concerning the balconies.	Mike will be asking advice from an attorney to help define these terms. Also, Diane referred the board to a website that may be helpful in this matter.	Mike	1/06	
10/13	Attic Fan in #1601	To update on the installation of the attic fan.	The attic fan has been installed in #1601. Lance is willing to answer any questions homeowners may have regarding the fan.	Lance	Done	
10/13	Security Lighting	To update on the lighting progress.	An electrician has replaced the sensor above Diane's garage. Estimates were given for the motion light on the north-end of the building as well as new timers for the parking lot lights.	Board	Now	The board voted to not proceed with the motion light or the new timers. The cost at this time did not seem to be justified.
10/13	Holiday Lighting	To update on the voting for holiday lights to be displayed.	The votes came back at 11 votes yes to 0 votes no.	Michele	Now	The lights are up and ready to shine after Thanksgiving—thanks Nolan!
10/13	Tree Trimming	To update on the trimming of the tree in back parking lot.	Mike has contacted Davey Tree Trimmers, and they will be out sometime before the end of the year to trim the back tree.	Mike	12/05	

11/13	Insurance Recommendations	To review and implement recommendations made by American Family Insurance.	The recommendations are to be followed by each homeowner. The recommendations are as follows: 1) Fire extinguishers, listed by a nationally recognized testing laboratory with a minimum rating of 2A20 BC should be provided according to standard for light (low hazard) occupancy. Guidelines are not necessarily limited to: A. Listed by nationally recognized testing lab. B. Clearly marked for type of fire. C. Travel distance not more than 75'. D. One unit for each 3,000 sq. ft. of light occupancy space on a single floor OR one unit for each floor whichever provides more protection. E. One unit for each 1,500 sq.ft. ordinary occupancy. F. One 4A unit for each 1,000 sq. ft. extra occupancy. G. Wall mounted on brackets and readily accessible. H. Maintained free of obstruction. I. Clearly visible or conspicuously marked. J. Personnel trained in their use. K. Serviced by authorized technician annually. L. Hydrostatically tested per individual unit requirements. **CONTINUED ON NEXT PAGE**.	Every Homeowner	Now	

			2) All barbeque grills should be moved as far away as possible from the building and homeowners should remain with their grills while in use.			
11/13	Senate Bill 100	To fill out questionnaire for the Senate Bill 100.	In order to be in compliance with Senate Bill 100, all HOA's must fill out a 10 page questionnaire describing our HOA's policy and procedures.	Board	Now	