Franklin Townhomes Association
Board Meeting
January 19, 2008

The meeting was called to order at 3:50 PM. Members present: Diane Albert (President), Mike Fyler (Vice-President), Josh Patterick (Treasurer), Kevin Maly, Suzanne Thorp (Acting Secretary). Ron Kuseski attended after the meeting was in progress.

OLD BUSINESS:

1) Old minutes from the 10/8/07 meeting were approved by the Board.

2) Open Board positions.

Elections will be held at the annual meeting in March for the positions being Vice President and Treasurer positions vacated by Mike and Josh, respectively. Please notify Diane if you are interested in being on the Board. In addition, Suzanne and Ron are currently appointed to Secretary and will not continue in that position after the Annual Meeting.

3) Tree care.

Pruning of the Franklin St. curb border trees was completed last week.

4) Reserve study.

Reserve Data Analysis is continuing to work on the study. We expect the final report to be ready to present to members at the annual meeting in March.

NEW BUSINESS:

1) Change of Management Company.

There have been some ongoing problems with the current company. These involve irregularities in their bookkeeping practices which Diane has been trying to get them to correct. In addition, there was a late payment for the water bill back in July which resulted in us receiving a disconnect notice. The Board has designated Mike Fyler (#1625) as our contact person for any member who would like additional details or who have questions about the issues we were having with the Doug Allen company. All bills are current at this time and there is no concern that the current company has engaged in any illegal activities, however the working relationship between Doug Allen and the Board has become strained to the point that a continuing working relationship would be untenable. After some discussion, the Board voted unanimously to alow Doug Allen to break our contract and to begin interviewing new companies immediately. The

Allen Company will no longer work for us after the 31st of January.
We have contacted three new companies and asked them to submit proposals. The Board will be meeting again on Thursday January 24, 2008 at 6:30 PM at Diane's unit (#1647) to discuss the proposals and make a final decision.

**ACTION REQUIRED BY MEMBERS--DO NOT SEND YOUR FEBRUARY HOA DUES PAYMENTS TO DOUG ALLEN. TURN THEM IN TO DIANE ALBERT. Hopefully we will be able to get the new remittance address out to everybody in time for your March payments to be sent.

2) Annual Operating Budget for 2008.

The first draft of the budget prepared by Diane was examined by the Board and several minor corrections were made. We will complete a final draft and send to members along with the notice of the annual and budget meeting one month before the meeting.

3) Annual and Budget Meeting.

We are tentatively scheduling the annual and budget meeting for sometime in the first half of March. Notices will be sent to all members 30 days prior to the meeting date, as required by our bylaws.

4) Tree Care.

This spring Mountain High Tree Company will be removing two trees from the north property border. There are too many trees planted along this border and the canopy space is now too crowded to sustain all of the trees in a healthy manner. They will be taking out one of the apple trees and one of the pines.

5) Process for submitting minutes to the members.

As quickly as possible after each Board meeting, the secretary will submit a first draft of the minutes to Board members. The Board will return any corrections to the Secretary and a second draft will be created and sent electronically to all association members. At the next meeting of the Board, a call will be made for any corrections or additions and after these have been submitted and accepted, the final draft will be approved by the Board.

The meeting was adjourned at 5:45 PM.