

*Hidden Oaks Association  
Board of Directors Meeting  
September 18, 2013*

Members Present:

Maurice Sutton, President

Paul Kuehlem, Vice President

Phyllis Holcomb, Property manager/Secretary with Tom Holcomb

Wanda Simmons

Member absent:

Susan Borders

Due to the recent rains, the condominiums have suffered roof leaks ( 230, 216, 113, 234) in new areas not previously addressed by roofer Dane Peterson and company ( 231, 136, 139) Phyllis Holcomb, resident property manager, reported these new leaks to the roofer. We can only conclude that since Mr. Peterson of Dane Peterson Company, who had originally installed the new roof, is not available; the folks running the company now are either reluctant to repair additional leaks, or reneged on its warranty. Phyllis was told by Lawrence of Peterson Roofing that we supposedly had a two year warranty from the date of original installation (August 15, 2011) on installation problems. A copy of the original signed contract could not be located. This has forced the Hidden Oaks Association to seek repairs elsewhere. Phyllis and Maurice Sutton, president of BOD decided with the continuing rains further damage would occur, so an emergency board meeting needed to be called to address this problem.

On Sept 18<sup>th</sup> at 5:00 in the boardroom, Maurice called the meeting to order. A quorum was established.

Phyllis reported to the other members of the board the status of the roof. The Board looked over the bids obtained. Wanda Simmons made a motion and Paul Kuehlem seconded that the board accept the bid of \$5,400 from Berryman Roofing to perform the necessary repairs. The Board all voted in agreement.

The property manager proposed that, due to the austere funding condition of the current fiscal year, the roofing repair project be financed by the reserve fund. The board approved this proposal too. Phyllis Holcomb made the motion and it was seconded by Paul Kuehlem. It was agreed by all that the money be replaced as soon as possible making this a priority.

Phyllis agreed to provide the board with periodic updates on the status of the repairs being made in connection with the condition of Unit 113. To date, approximately \$6,800 has been expended for this project. An additional \$2,000 is anticipated.

Paul Kuehlem moved that the meeting be adjourned. Wanda Simmons seconded the motion. The motion carried.

Phyllis Holcomb, Secretary