

**THE HEDGES CONDOMINIUM ASSOCIATION, INC.
OWNERS MEETING AND BOARD OF DIRECTORS
MINUTES OF MEETING
MARCH 5, 2009**

The owners and Board of Directors of The Hedges Condominium Association, Inc. met at 3:30 p.m. on March 5, 2009 at the Chamber of Commerce Meeting Room.

The following people were present:

Talley and Pete Nichols
Dawne Belloise
Joan Stevens
Autumn Clark
Gordon and Angela Reeves, Toad Property Management, Inc.

Talley called the meeting to order at 3:35 p.m. and explained the amendments to the Declarations and the Rules were still outstanding but suggested that discussion be tabled for the present time. Talley said the association had a credit with Beth Appleton and she would assist with the amendments. Joan confirmed that the credit with Beth Appleton was for \$1,000.

Talley explained the main discussion would focus on the 2009 Budget and Joan distributed a draft 2009 Budget together with 2008 actual expenses. Joan explained owners had paid a total of \$10,600 in 2008, with \$8,400 as dues and \$2,200 as a special assessment and expenses had been \$9,641. Joan suggested that dues be increased to \$220 per month to generate \$10,600 in dues. She said expenses would be reduced to a minimum and housekeeping and lawn care would become the responsibility of owners. Joan explained with the increase in dues and the reduction of expenses the association would be able to build a small reserve by the end of the year of \$1,370 unless there were unforeseen expenses.

After a short discussion Talley made a motion to approve the 2009 Budget with the increase in dues starting March 1, 2009. Autumn seconded the motion. Joan cautioned that if the association had unforeseen expenses it might be necessary to collect the additional \$45 per month from each owner for January and February as well. It was unanimously agreed that dues would increase to \$220 per month, effective from March 1, 2009 but if unforeseen expenses occurred an additional \$90 per owner would be collected.

Angela explained \$320 had been spent on the repair of the porch roof and the temporary repairs were in line with the current town snow load regulations and the engineer's recommendations. Gordon said it would probably be an additional \$200 to make the repairs permanent. It was agreed it was not necessary to file an insurance claim as the deductible was \$500 but no decision on the additional repairs would be made until the Spring.

Angela explained that if Josh could not plow the driveway because of parked vehicles there was no charge. However, if he plowed a portion of the driveway he charged for the time he was there. Joan asked that owners and tenants move their vehicles and bikes when a heavy snowfall was expected so that the plowing could be done efficiently and economically. Talley reminded everyone that snow shoveling was required around the garbage cans and at the entryway. Gordon recommended plywood along the walkway in the future but because of concerns of lack of light it was agreed to review options before next winter.

Autumn agreed to prepare a schedule for the cleaning of the staircase and laundry area once a month. A schedule would also be prepared amongst the owners for lawn care.

The meeting adjourned at 4:45 p.m.

Prepared by Angela H. Reeves