

**THE HEDGES CONDOMINIUM ASSOCIATION, INC.  
ANNUAL MEETING AND BOARD OF DIRECTORS  
MINUTES OF MEETING  
JUNE 4, 2008**

The owners and Board of Directors of The Hedges Condominium Association, Inc. met at 4:00 p.m. on June 4, 2008 at 42 Stream View Lane.

The following people were present:

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

Angela called the meeting to order at 4:00 p.m. Talley made a motion to approve the June 8, 2007 minutes. Dawne seconded the motion and it was unanimously approved.

Angela distributed a financial report prior to the meeting. She said snow clearing exceeded budget but that had been anticipated due to the 2007/08 season setting a new record high for snowfall. Angela said there was damage to the porch and porch roof from sliding ice and snow and the repairs were covered by an insurance claim. Gordon said the work would be starting in the next few days. Talley said there was some damage to the fence and that would be repaired at the same time. Dawne suggested upgrading the 4 x 4 porch supports with 6 x 6 or 8 x 8 supports. Gordon said he would review the construction and let the owners know the difference in cost as the insurance company had paid for 4 x 4 porch supports. After discussion it was agreed that the budget would be reviewed in September and a decision would be made then on whether there needed to be a special assessment or not.

A long discussion followed on the Condominium Declaration prepared by Beth Appleton. It became clear that some issues, such as a home office and hours of operation, could not be resolved. Angela agreed to email draft language used by other associations for a home office and asked Dawne and Joan to email their opinions. Talley said she hoped all owners could come to agreement on the specific wording of certain sections of the document and the association could finally get the document signed and recorded. It was agreed that all comments should be submitted by July 1, 2008 at the latest.

After discussion it was agreed that a few amendments would be made to the draft Rules and Regulations. It was unanimously agreed that the section regarding pets would be amended to read "Owners may have pets upon the prior approval of the Board". It was also agreed that Tenants may have one dog and/or a cat upon the

prior approval of the Board and/or the managing agent. Angela agreed to make changes to the Rules and Regulations and email them to the Board for approval. Once approved, the Rules and Regulations would be attached to all Leases. It was also agreed that owners could use their own form of Lease providing they provided their tenant with copies of the association governing documents – covenants and rules and regulations.

Gordon said the sensor for the outside lighting was on the side of the building and had been covered in snow all winter. It was agreed that Gordon would go ahead and install a light sensor in a better location.

It was agreed that wood piles would be discussed during the summer.

After a short discussion, Dawne made a motion to appoint Autumn to the board and to be Vice President. Talley seconded the motion and it was unanimously approved. It was agreed Talley would continue as President with Joan as Treasurer and Dawne as Secretary.

Dawne expressed concern that as she was the only owner living in the building, cleaning of the laundry area and staircase and lawn watering would all fall to her. It was unanimously agreed that outside sources would be used to do those tasks. Angela agreed to email a list of costs. Dawne and Autumn agreed to review options for improving the existing landscaping. Autumn said she would also like to review options for the association to use renewable energy sources.

Dawne said the outdoor electrical boxes needed to be replaced, there was some paint peeling from the exterior siding and the exterior doors required additional staining. Gordon agreed to look at those items.

After a short discussion it was agreed the association would only meet twice a year with the next meeting being sometime during the first week of December.

The meeting adjourned at 6:20 p.m.

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Prepared by Angela H. Reeves