SKYEHILL TOWNHOME ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
September 19, 2012

Present:
• Jay Pearson, Richard Buske, Mark Nardi, Pam Brimeyer and Kris Willardson -- Skyehill Board Members
• Bruce Scheuing from ACT Management Inc.

The meeting began at 7:10 PM.

APPROVAL OF AGENDA:

Pam Brimeyer moved to approve the agenda for tonight’s meeting. Kris Willardson seconded. Passed.

APPROVAL OF MINUTES:

Richard Buske moved for acceptance of the minutes. Jay Pearson seconded. Passed.

PRESIDENT’S REPORT:

• Mentioned that the new retaining walls look good. There is still some sod damage, but it will regrow over time.
• Bruce will send another letter to a homeowner, who has significant damage to their garage side door & frame, outlining the timeline for replacement. If the repairs are not made, a follow-up letter will be sent regarding the association’s next steps. Two previous letters were sent to the homeowner.
• Mark requested that the Board review a change in the Skyehill Townhome Association Rules and Regulations to include a Violations and Fines Section to assist in enforcement of violations. The Board will comment and vote via email to vote on whether to implement the fines within the association guidelines.
• Discussed interest in holding association-wide social events. This topic will be added to the annual meeting agenda to see if there is any interest in an association social event(s) going forward.

TREASURER’S REPORT:

• Reviewing checking account and receivable balances. Overall, the balances in all accounts look good.
• Richard Buske moved that the Skyehill reserve savings account move to ING for ease of transactions and so that three designated board members can transfer funds as necessary to the Skyehill association checking account. Pam Brimeyer seconded. Passed.
• Richard Buske moved that the President, Treasurer and Secretary are the authorized signers. Jay Pearson seconded. Passed.

COMMITTEE REPORTS:

• No committee reports.

BRUCE SCHEUING, ACT MANAGEMENT, MANAGEMENT REPORT:

• Bruce has sent letters requesting that two homeowners remove satellite dishes from their front deck. One homeowner complied after the second letter. Bruce will send a second later to the second homeowner.
• Bruce will send a newsletter including satellite dish installation agreement, side and garage doors maintenance, watering of shrubs, an association fee increase from $312 to $315 per month, two board openings and committee openings. The annual meeting will be held on November 14 at 7 pm - Unit 1306.
• All retaining wall projects are complete. May need to do some replanting or resodding in the spring.
• Will follow-up on sprinkler system repairs that are making it difficult to mow.
• Removed two trees identified by the city as having Dutch Elm disease.
• Updated on the ash tree treatment.
• Completed stump grinding.
• Reviewed updated satellite dish agreement clarifying that dishes cannot be visible from the street. Pam Brimeyer moved to approve the revised satellite dish agreement. Richard Buske seconded. Passed.
• Recommended not drilling a well based on a 10 year payback estimate.

NEW BUSINESS:

• Bruce submitted the 2013 budget for review.
• Bruce will send annual meeting proxies to homeowners.

2012 Balance of Year Meeting Schedule:

<table>
<thead>
<tr>
<th>Date</th>
<th>Location</th>
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<tbody>
<tr>
<td>November 14, 2012</td>
<td>Pam Brimeyer, Unit 1306 Annual Association Meeting</td>
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<tr>
<td>January 16, 2012</td>
<td>Kris Willardson, Unit 1303</td>
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The meeting adjourned at approximately 8:20.