SKYEHILL TOWNHOME ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
May 16, 2012

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

The meeting began at 7:10 PM.

APPROVAL OF AGENDA:

Pam Brimeyer made a motion to approve the agenda for tonight’s meeting. Seconded by Richard Buske. Passed.

MINUTES:

Pam Brimeyer moved for acceptance of the minutes. Richard Buske seconded. Passed.

PRESIDENT’S REPORT:

Mark Nardi’s topics included:

- No new business.

TREASURER’S REPORT:

Richard Buske updated as follows:

- Reviewed checking account balance and receivables.
- The move to ING will be complete in July.

BRUCE SCHEUING, ACT MANAGEMENT, MANAGEMENT REPORT:

Bruce’s topics included:

- Bruce will review bylaws for placement requirements for satellite dishes and send letters to homeowners as appropriate.
• Contacted three new potential contractors for replacing retaining walls and concrete work. Previous contractor has retired.
• Skyehill’s well request is being reviewed by the city. Bruce will let us know when he receives an update.
• Bruce has contacted delinquent owners to bring payments current.
• Retaining wall and concrete work update:
  o 1311: have bid for replacing retaining wall which includes retaining the Cedar tree, retaining sidewalk, re-sodding and replacing the railing
  o 1314: get bid for retaining wall and stairs
  o 1340: get bid for retaining wall
  o 1342: have bid for replacing retaining wall
  o Board approved all four projects above if the total bid is less than the budgeted amount of $46,744
  o 1342: replace the slab to the rear of the unit. Use previous bid + $100 (1/2 of requested increase – the bid expired and concrete prices have increased).
• Phase 2 Ash borer treatment will be completed this summer

LANDSCAPE COMMITTEE:

Landscape Committee and the Board completed a walk around of the property in April.
• The Landscape Committee recommended several actions throughout the property and many of them have been completed.
• Darlene Olson submitted the attached report with a summary of the walk around to the Board.

NEW BUSINESS:

None

2012 Balance of Year Meeting Schedule:

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<tr>
<td>July 18, 2012</td>
<td>Kris Willardson, Unit 1303</td>
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<tr>
<td>September 19, 2012</td>
<td>Richard Buske, Unit 1310</td>
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<tr>
<td>November 14, 2012</td>
<td>Pam Brimeyer, Unit 1306 Annual Association Meeting</td>
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The meeting adjourned at approximately 8:00.
SKYEHILL LANDSCAPE MINUTES
May 2, 2012

Present: Michael Anderson, Lyn Culbert, Kathy McKay, Mark Nardi, Darlene Olson

The purpose of the meeting was to develop an action plan based on observations from an earlier walk-around by this Committee plus some Board members.

GENERAL GROUNDS PROJECTS

Wood removal and stump grinding:
Clean woods around unit 1302 - Jaeger
Clean woods on west side of unit 1356 - Wojciak (small project)
Remove dead tree and grind out stump
Grind out stump on southeast corner of unit 1315 (lilac removed earlier)

Responsibility: Mark will get bid from appropriate vendor

Lawn mowing issues:
Specific areas need to be mowed with a small mower. Some of these are:
Area on west side of driveway of unit 1304
Area on west side of driveway of unit 1310
Small hill area between units 1312 and 1314
Area on the south side of Unit 1340
Small hill on south side of driveway -- keep mowers off - unit 1315
???? Area behind Mary McNeil--someone mentioned that. This is a larger flat area--I need clarification on this.
OTHERS that I am missing? Feedback needed.

Responsibility: Mark will talk with Bruce; Mark/Darlene participate in walk around with Bruce and Taylor Made if appropriate.

Early trimming of shrubs on west side of units 1350, 1352, 1354
Responsibility: Darlene -- I think I will give a call directly to Taylor to see if they have plans for an early trimming. Unless Mark wants to get a bid from his alternative landscape guy.

Edging and mulch around new shrubs on west side of unit 1348
Responsibility ????? - Mark’s alternative landscape guy - bid.

Unit 1304 - Jon Woo.
1. We will suggest to Jon that he give careful consideration to removing two shrubs. Our reasoning is that this area receives very little sunlight and we have no suggestions as to what might be planted as replacements.
2. We will not remove two small honeysuckle stumps on the edge of the property--they can hardly be seen.
3. We will suggest that Jon replace some mulch around shrubs on north side of driveway.

Responsibility - Darlene will communicate with Jon.
Unit 1302 - Jaeger
Repair edging on driveway by electrical box.

Responsibility - Mark alternate landscape guy - bid

Unit 1303 - Kristin Willardson
1. We will not cut back shrubbery on the edge of the woods at this time.
2. Hostas - we agreed to talk to Kristin to see if she is willing to help and is willing to keep plants watered. we (Committee members) would be willing to set aside a couple of hours some weekend morning and transplant hostas into the area around her sidewalk.

Responsibility - Darlene will communicate with Kristin

Unit 1315 - Culberts
Remedial work on small hill next to driveway.
The decision is to try to “fix” the hill with some sod. It seemed that any other ideas we discussed have the potential of making the situation worse because of the steepness of this small hill.

Responsibility: Mark, Michael and Culberts will collaborate.

Written by Darlene

Sky Landscape - 2012
Landscape Mts. 5-2-12