

THE FAIRWAYS AT TORRINGTON
BOARD OF DIRECTORS MEETING
837 CHARLES STREET
WEDNESDAY DECEMBER 19, 2012

CALL TO ORDER:

The Board of Director's meeting was called to order at 6:37 by Connie Hall, President. Members attending; George Foster, V.P.; Treasurer; Joyce Almstedt, Secretary; Maryann Delay, Director and Bob Burrows, Property Manager.

The Board went into Executive session at 6:05 p.m and adjourned at 6:35p.m. At 6:37p.m. the Board went into open session.

BOARD MEETING:

Unit Owners: There were no unit owners attending this meeting.

MINUTES:

Motion made by George Foster to approve the November 21, 2012 minutes as corrected.

Motion made by Maryann Delay that the present slate of officers remains the same. Connie Hall, President, George Foster, V.P., Paul Summers, Treasurer, Joyce Almstedt, Secretary and Maryann Delay, Director. Motion carried.

FINANCIAL REPORT:

Bob Burrows reported that the Webster Bank Special Assessment account for roofs should not be closed as previously requested by the Board because that is a active account.

Assets balance ending November 30, 2012 is \$333,223.41. Bob reviewed the financial report. Bob also reviewed the reserve plan.

MANAGERS REPORT:

Action points, work order logs and calendar was reviewed by Bob Burrows as well as updates of projects.

Bob reported the quotes he has received regarding the guard rails for St Andrew Close and Spyglass.

A motion was made by Maryann Delay to accept Eagle Fence & Guard Rail to install the metal guard rails at St Andrews Close and Spyglass at the cost of \$11,645.33 including taxes. Motion carried.

Motion made by George Foster to accept the Nanfitto bid to roof buildings 5 & 21 for \$35,888 in hopes he comes down. Motion carried.

OLD BUSINESS:

Document amendments are tabled until Fall, 2013.

NEW BUSINESS:

Bob Burrows will work with Rob and Connie on the maintenance work reporting.

Motion made by George Foster to adjourn the meeting. Motion carried.

Adjourned at 8:20 p.m.

Submitted by Joyce Almstedt, Recording Secretary