1. Board Members:  
   1. Present: Andy Smith, Steve Wagner, Michelle Hunt, Dennis Rankin, Gus Soteriades  
   2. Absent: Marty Weaver
2. Meeting called to order by Andy Smith at 7:01 PM
3. Approval of the May 13, 2015 meeting minutes  
   Approved by Andy, seconded by Michelle
4. Treasurer’s Report – read by Andy
5. Managing Agent’s Report – read by Angie R.
6. Financial Report – read by Angie R.
7. Committee Reports:
8. Security Committee – With Angie Poe departure from the Board, Angie R and Michele shared this report. Thanks to Officer Calloway who, when on duty, tries to patrol the complex when he can. There has been no car break-ins reported – association members are reminded to lock their doors and keep valuable out of their car. We are also cautioned in how we dispose of cartons of electronics purchased to prevent potential break-ins to our units.
9. Old Business:
10. Yard waste needs to be in bag
11. Entrance – someone came in at her and she would like a sign
12. Are carpenter bees being taken care of? There are some on people’s deck.
13. “Green area” AC like a knife on steel fan blades.
14. Board to review all rules and remove what we don’t enforce.
15. Tenants have been getting issues fixed but taking too long
16. Doesn’t like grills on decks at any time of year
17. Enforce the rules and give them time limits then fine
18. Wants board walks
19. Millington road condition is important to buyers
20. Impressed with new landscape company.
21. New Business – Owner’s Comments & Concerns:
22. Tony:

* Neighbor does not pay attention to condo rules. Many animals (limit 2) live at this residence.
* Wants bylaws to require only one complaint to permit action to be taken.
* Asks Board to investigate complaints.
* Update bylaws to reflect new technology (ie. Pictures on phone, video, etc.).
* Complaints are not timely acted on by the Board.
* Suggest a census be taken of the condos to check on number of people in one unit, cars, pets, etc. Cars are not registered. Angie commented that there should be 2 parking spaces per unit (not necessarily right at their unit).

1. Jan:

* Complained about the number of pets his neighbor has. Gus suggested getting pictures of the animal. Carol discussed the need to have evidence if we would ever have to go to court – we cannot depend on hearsay and dated letters, pictures and video would help.
* Angie R pointed out that the leash on the dog had been removed.

1. Carla

* Window air conditioner in neighbor’s window (2 months).

1. Dan:

* Commented on the great turn out at this meeting
* Great painting and repairs being done as well as praising the landscapers
* Does not the like the mess at the compactor – see apartment dwellers dumping off old furniture. Angie R. said that although this is not a good thing, we do no pay extra for bulk area removal. We do pay for landscaping removal if people drop it off.

1. Phil:

* Thanked the Board for their work.
* Commented on the sealing of the asphalt, and if there was enough money, to consider an assessment. Angie R. explained that some of this work will start later this month, but all would not be finished until 4 years from now.

1. Joy:

* Wanted to know if the trees that have been removed would be replaced. Angie R. explained a lot of this is up to the Millington Association. Discussion then went into what they provide and should we escrow our payments until they do something. Angie R. suggested to people to attend their annual meeting – she will provide details.

1. Adjournment – Gus call the meeting to a close at 8:15 PM., Michelle motioned and seconded by Andy.