

Meeting Minutes

Trustees' Meeting

May 6, 2010
7:30 p.m.

Tonight's meeting was held at the house of Mark Adams. In attendance were PJ Walsh, Mark Adams, Brent Walls, and Jennifer Thacker.

I. Trustees'/Officers' Reports

- a. President – Brent. No officer report.
- b. V. Pres –PJ. No officer report.
- c. Treasurer –Mark. Dues Updates. Had some homeowners ask about balances regarding the HOA. Be sure to hand out only to homeowners by giving to them at a meeting. Send an email information re: balance of dues.
- d. Secretary-Jennifer. Website/Newsletter/Garage Sale updates.

II. Committee Reports

- a. **Grounds:**
 1. Having issues with Jeff Gaby getting to the mulching and front beds. Discuss the trade-off of a small one-man guy taking care of ground care with the reduced rate. Let's check into getting a quote for someone to do the entrances, mulching and weeding. Mark will check with Brinkman. Brent will check with Buck and Son.
 2. Front Walls: PJ checked out 1 ton will give you so many boulders/rocks plus a \$90 delivery charge. If you want to redo the wall, then there's a step-by-step for the base and backfill. The one wall that was redone a couple years ago, still looks good. It cost only \$150. It took 5 guys about 3 hours to complete. Let's try to do another wall. June 12-13?
- b. **Social Events:** Garage Sale Friday and Saturday June 11-12, but no community paper reviews. We'll use Craig's List and signs to promote.
- c. **Next Newsletter:** next newsletter: Relay for Life—June 18/19 at OHS. Ann Karbler. (out before Memorial Day!); another trustee.
- d. Design & Review: no report.

III. Old Business

- a. Dues:
 1. Liens: 10 automatic liens/past due for more than one year. One homeowner said he would mail to the PO Box. Two homeowners are still trying to figure out what they owe and trying to prove payment.
 2. We have new people to put liens against. Mark-Justin/Caudill; PJ-Cruz; Jennifer-Fireside Properties.
 3. Forcing Foreclosure? If people are going over 5 years not paying dues? Would we get attention of lender to pay? People are planning to stay: it costs about \$800 per foreclosure. Is it possible to prompt the lender without forcing foreclosure? If the house forecloses, then we wouldn't get any money. We need to do something for the people

who are habitual non-payers. PJ will call Ross regarding what net result will be for the foreclosure and also whether we need a policy for association in case suit gets filed against HOA. Brent will double check out insurance as a HOA.

- b. Pond Maintenance. Delayed pond treatments until May. Calling to just make sure for whole season.
- c. Website: need to contact Brian with latest minutes and updates.

IV. New Business

-PJ going to talk to the Old State neighbors...teens smoking and fishing in the pond. See if we can talk to their HOA.

-Drain cover? One is on our property. PJ will look to see if one on Hollenback is our property. The dirt is washing into the drainage. Will put a screen and gravel. These are storm drains. It's sunk down a good foot.

V. Miscellaneous items

-When should we meet next? Tuesday, June 8, 7:30 p.m. at PJ's garage or gazebo to finalize rock wall.