

Meeting Minutes for May 2009

Meeting called to order at 7:40pm (at the Buckhall Church)

In Attendance:

Byron Lewis –ARC
Kathryn Scott –At Large
Mike Kendall – At Large
Lloyd Marshall – President
Teresa – Vice President
Chris Spicer – Secretary
Krista Miller – Treasurer
Roger – At Large

Absent:

None

Community Members In Attendance:

Please provide me the names.....(there were several people in attendance, I did not catch their names).

Agenda:

- Lloyd distributed the agenda to the board. The board unanimously approved the agenda as read by Lloyd.
- All board members were nominated and approved unanimously for their respective positions (listed above).
- Reading and approval of previous minutes postponed.

Financial Report:

- Financial report read to open session by Krista.
- 12 accounts that still have substantial balances.
- There are over \$7,000 of delinquent (outstanding) funds. This is down from 18k when Krista began her efforts to reduce this to Zero.
- The board then discussed the Collections issue.....should we go to our attorney now or should we hold a special hearing with delinquent homeowners?
- A question was asked (by a homeowner) as to whether we should go straight to a collections agency for assistance.
- Board unanimously decided to send Certified letter, return receipt requested, to delinquent homeowners with outstanding balances due.

--Finance report.....Motion passed to accept finance report once its modified to hide private homeowner's information.

Community Website:

--Mike commented that the vendor still has not provided the service they promised.

--Homeowner asked why the Board could not take this to Small Claims court.....Byron responded by noting that this would require someone taking a day off of work to attend the session.

--Byron asked Mike to review the RCN contract.

--Homeowner commented that she would like different pictures used on the new website (perhaps the picture of the "Signal Hill" sign at the Front of the Community).

Landscaping:

--Approval was unanimous to cut Storm Water area and Signal Hill road. This will be done (weather permitting) in the next few weeks.

--Several homeowners complained that the area has really begun to get overgrown and really needs cutting.

--The board discussed the cost of cutting the storm water area and it was determined that the board has enough money to do so at this time.

Community Cleanup:

--May 16th at 8AM is the date of the Community Cleanup.

Disclosure Packets:

--Teresa briefly discussed the Disclosure packet project she was working on and asked for assistance from fellow board members to compile all of the necessary items for the packet.

--Board received letter from Realtor that stated the Disclosure packet provided to them was missing several items.

--The issue of fees charged for Disclosure packets was briefly discussed and Lloyd described how the board arrived at the \$200 proposed figure.

Community Contracts:

--Krista stated that the Board needs to review contracts to ensure compliance and costs are competitive.

--Mike agreed to review the contracts (Trash and Lawn Service Contracts), focusing on potential cost reduction avenues.

--Homeowner suggested that we may join with other neighboring communities to potentially secure better pricing from trash company.

Annual Budget:

--Lloyd recited the Annual budget.

--Suggestion from Homeowner to have everyone in community pay dues once a year (most likely in January).

--On the issue of returned checks, Kathryn brought up the idea of Check-Track. Kathryn suggested this would help with returned check fees.

--Check-Track would also eliminate the need to keep going back to the Bank each time we had a returned check.

--The HOA now has three returned checks.....one of which is on a closed account.

--Lloyd then brought up the issue of a digital recorder for the new Secretary.

--Motion to approve a digital recorder purchase, not to exceed \$100 passed unanimously.

ARC Report:

--Byron gave the ARC report and suggested a donation to PWCC in gratitude for their efforts in helping us clean up the graffiti on the playground/tennis courts.

--Byron discussed the efforts to clean up the Gazebo/Playground and fence along Signal Hill Road.

--Byron then discussed the painting estimates that he received for repainting the Gazebo.

--Byron is going to forward the estimates to Nationwide Insurance.

Meeting Adjourned:

--Meeting adjourned at 10:18pm