

## **Meeting Minutes for September 2009.....**

### **Meeting called to order at 7:30pm at Buckhall Church**

#### **Board Members Present:**

Lloyd Marshall: President  
Mike Kendall: VP  
Krista Miller: Treasurer  
Chris Spicer: Secretary  
Byron Lewis: At Large ARC

#### **Absent:**

Roger Meiller (At-large)

#### **Community Members in Attendance:**

Kathryn Scott

#### **Agenda:**

Lloyd distributed and read the agenda to the board and it was approved unanimously.

The reading of the August minutes was tabled to the September meeting. Prior minutes from 2009 will be emailed to the Secretary to be compiled & added to the website.

#### **Finance Report:**

Krista stated that we currently have 16 delinquent homeowners and our A/R has gotten larger from the previous month.

Krista read-off the delinquencies (no names) and the board discussed which homeowners may need to be referred to our attorney.

Krista will revise the July report to clear up some inaccuracies in the report (bank name, account number, etc).

Lloyd made a motion to table the finance report until next month so that the necessary corrections could be made.

#### **Website:**

The Board agreed that we would sever ties with RCN.

Byron volunteered to be emergency backup person in the event that Idriss cannot be there.

The "Community appearance letter" was handed out to each member of the board. The board then discussed whether or not to post the letter to the website. The board agreed that we should post the letter to the website for the Community to view. The board also discussed possibly delivering the letter to each homeowner (through mail or otherwise).

Community member Kathryn Scott spoke up and asked if we could put something on the HOA meeting signs to let community members know that we now have a new website.

A “contact us” feature was discussed by the board and it was pointed out that right now it goes to the administrator (Idriss), who has been forwarding them to Byron. The board agreed that in the interim the “contact us” feature should be directed to all board members until something else is decided on.

### **Donation to PWCC:**

Byron brought up the fact that the board had previously discussed making a donation to PWCCC. Byron asked that we make a donation to PWCCC for \$100. The board unanimously approved the donation in the amount of \$100.

### **Open Position on the Board:**

The open position vacated by outgoing board member Kathryn Scott was briefly discussed, but no resolution was met.

### **Landscaping/Maintenance:**

Roger Meiller has been working on replacing our Community’s sprinkler heads at the front entrance of Lindenwood and Signal Hill Road. Based on the cost per sprinkler the board approved an additional \$250 to be paid to replace the sprinkler heads.

Lloyd Marshall requested reimbursement from the board in the amount of \$224.80 for replacement of the bucket swings on the playground. The board unanimously approved the full reimbursement.

Roger is going to look at replacing the light bulb at the front entrance sign and specifically what steps need to be taken to avoid the need to keep replacing.

### **HOA Violations:**

The board discussed possibly doing site visits in the future to be more proactive in addressing HOA covenant violations.

The issue of “notice” and what constitutes proper notice for purposes of violation notification was discussed. Specifically, the issue of whether or not email notification would be sufficient notification was discussed. There was disagreement amongst the board, but a majority of the board members thought email was sufficient.

Mike Kendall will be responding back (via email) to the complaint we received about the abandoned truck on Arrowood drive. Mike’s email was informally approved by the board prior to it going out.

**Community Yard Sale:**

Lloyd asked if we would like to advertise the Community yard sale once again this year. The board agreed to do so and approved an amount not to exceed \$45 for the Ad.

Lloyd asked that the Community yard sale signs be posted on the Sunday prior to the yard sale.

**ARC Report:**

Byron received one application for new fence. The fence was approved by ARC.

Byron also pointed out that the HOA signs were turned over to him by outgoing board member Kathryn Scott and were then given to the Secretary (Chris Spicer) for keeping.

**The Meeting Adjourned at 9:40pm.**