

July 28, 2005

Homeowners Association Meeting

Present: Mike Bohanan
 Holly Heitsch
 George Malone
 Jana Zaffarano

Absent: Greg Kent

No fines currently being assessed for any homeowners

Lot 115 needs to have reminder letter to stain fence. To be done by 8/8

Board agrees to increase late fees on late annual dues to \$25/month

Touraine still owes Vintage I \$2688. Jana to check on this.

Fall garage sale - tentative date, September 16 and 17. George to check Husky game schedule that weekend

George to check monument lights. 2 were burned out

Yellow water main markers. Jana to send letter to water district asking for permission to remove them

Recycle bins - Board has agreed to eventually require every homeowner to change to one large container instead of three individual containers. Cleaner look, less escaping trash in the neighborhood

Satellite Dishes

3 homeowners in Keswick have had dishes mounted to the front of their homes. This is not acceptable, according to rules and regs. They will receive letters asking them to have them moved. The last homeowner to put up his dish did it based on the placement of the others. The board will pay to move his but the other homeowners must pay to remove them as they never went through the architectural committee for direction. They will be fined if the dishes are not properly placed

Manager's Report

Financials

Only one delinquency to date. Jana has sent letter.

Updated delinquency report unavailable at time of meeting. Remainder of annual dues are not due until August 1, 2005

Shrubs have been replaced in the park

Bid from Gleem for painting "No Parking" strips along park front - board has decided against this

Paid individual for staining of old park equipment and benches

Jana sent letter to Gleem about reimbursing homeowner for incorrect stain purchased with incorrect paint codes provided by Gleem.

Jana sent letter to homeowner requesting reimbursement for mailbox damage. Repairs are complete

Gleem to complete electrical work at monuments

End of report - attached letters to homeowners at board request to do exterior upkeep

Meeting adjourned 9:30