

October 23, 2007 – HOA Management Meeting

Present: Mike Bohanan
Holly Heitsch
George Malone
Gary DeBoer
Jey – Total Landscaping

Meeting called to order at 7:05

Jey's report – discussed drainage resolution solutions

Item 1; Northeast side of park, next to newer play structure – regrade to drain toward NW end of park

Item 2: Northwest area (grassy section) – This is the worst drainage spot. Recommend taking out 6" of soil, replace with sand and soil mix with sod on top. This would fix approximately 2000sq ft. Drain using sump pumps.

Item 3: Behind bench as the NW corner, near sidewalk. Drain using a series of sump pumps.

Parcel L: Remove sod. Place 2 benches near fence. Add gravel path to benches and bark along the fences. Shrubs to be added later as needed. Phase 1 would be approximately \$2,600.

Tree replacement: 2 dead trees, one in park, the second in cul-de-sac. Replace with red maple for \$160-\$180/tree.

Vintage Monument – being overwatered causing boxwood shrubs in front to die. Total to replace dead/dying boxwoods and turn off water to the area.

Gary's report

Financials

Lot 13 – paid in full

Lot 8 – fees accruing. Missed payment of June dues. Gary to contact attorney regarding foreclosure options.

Lot 34 – in foreclosure

Work orders

Backflow valve testing – required for irrigation system to keep backflow from drinking water. Gary to look into this

Waiving of fines – determined process of waiving fees as a board

Budget

Budget Ratification Meeting – November 12 at Holly's house, 7pm

Review of proposed 2008 budget

Agenda

Landscaping – should we change landscapers? Need to discuss with Greg

Monuments

Need to have them painted next year.

Need to replace stolen letters. Mike has already filed a police report.

Mike has met homeowner with access to original monument artwork. Mike to contact homeowner and look into cost of replacing missing letters.

Collection policy – Holly to look over policy, sign and return to Gary

Insurance – Gary to look into getting competing quotes

Audit – Gary getting quotes.

Satellite dishes – Board has budgeted to have those in violation moved.

Parcel L – received quote from Total

Common area expenses – George to put together receipts for Mike

Annual meeting – Mike to look into church, needing larger space

Digital camera – Holly has purchased and will send receipts to Gary for reimbursement

Newsletter – to go out before budget ratification meeting in November

Projector – Holly to look into projector purchase.

Rental caps? Gary to inquire with lawyer

Next meeting – December 3, 7pm.

Meeting adjourned at 9:50pm.