

BOD Meeting notes June 7, 2010

Meeting called to order at 7pm by Pat B. In attendance: Kirby, Derick, Pat B., Heather and myself.

Old Business: Financial audit was completed several weeks ago. A check will need to be written for \$100.00 written for the auditor. There were several questions from the audit which I will address during the next BOD meeting.

Social Committee: The garage sale is scheduled for June 18<sup>th</sup> and 19<sup>th</sup>. As stated on the flyer, the members of the social committee are posting roadside signs and notices to the papers and online sites will be posted Thursday 17<sup>th</sup>. Several of the HO's have expressed that they would like the sale to be held at the same time frame each year. IE: the second weekend in June.

Safety Committee: As of this time, the committee has not held a meeting. Kirby has spoken with Dave to express that he wants to attend the meetings.

Pat B pointed out that the BOD should make/keep a list of proposed/planned projects so that we could better track of them. Using past meeting notes, I will work on this list for the next meeting.

Kirby and Derick have agreed to talk with Brian and Laurie (lot 45) regarding the broken post that leads to the common area behind and beside their home. In a conversation last summer with Pat B. Brian stated that he removed the post so that a delivery truck could gain access to his back yard. The post is no longer upright and attached, allowing anyone to remove it.

Sara pointed out the BOD still needed to complete a mission statement and set the goals for the web site. She then read the previous suggestions that were sent/discussed via email the past couple of weeks. The suggestions were discussed and Sara will present the final draft for review via email this week. After a final approval by all of the board members, she will post the mission statement and goals on the web site.

Derick felt that the web site was a good start at better communication between the BOD and the HO's but expressed concern that all the HO's may not yet know about the web site. A discussion then took place about ways to let everyone know about the site. Including: making sure we put the website address on all correspondence with the HO's. Purchasing small household items such as mirrors, chip clips or tee shirts to hand out during the community cleanups or other community gatherings. Sara and Derick also said that they would try to walk around the neighborhood during the 4<sup>th</sup> of July weekend to talk with HO's and let them know about the website.

City of Monroe Planning Board meeting: Kirby, Sara and Pat B. are planning on attending the meeting. It was agreed that Kirby would represent the HOA and present the concerns that were outlined in our previous document regarding the board's plans to change to lot sizes for future homes being built. It was also agreed that the BOD should make every effort to meet with any developers that will be building in the area to let them know of our concerns and hopes for maintaining the character of our community.

ACC committee: Heather has attended the ACC committee meetings. There are 2 HO's that will need certified letters sent to them regarding violations of the CCR's. The committee also plans on sending out a general reminder letter to all HO's regarding some of the most common infractions/issues. IE: trash cans placement and removal, maintaining of ditches and front yards etc.

PSE easement- The ACC board discussed this area; they noted that there are still pieces of trees sticking up from the ground that could be dangerous. Now that the area is cleared, children are playing there and these sticks could be a liability. The committee also contacted PSE to see what their guidelines were for maintenance and to see if it would be possible to plant trees or bushes in the area. PSE sent a detailed letter in response explaining about tree height and placement and other legal issues. The committee discussed the possibility of clearing the area every 2 or 3 years instead of annually. This would cost less and be more appealing to the HO's who's property the area borders. These HO's like the privacy that the area provides. It was noted that very few of the HO's have a buffer area between their houses and instead have placed trees or fencing to allow them privacy. Also the committee wondered about completely clearing the area down to the dirt; however the PSE document stated that the grading could not be changed. There has already been at least one HO that has stated that their yard is now receiving more run off since the area has been cut back. After further discussion, the BOD agreed that it is the board's directive to keep the area maintained in a manner which benefits all of the HO's, not just a few. It was determined that the board would need to have further discussion regarding what is expected by "maintained" as there are several common areas that we are charged with maintaining and each area is different.

Sara suggested that perhaps we should place a short survey or questionnaire on the website asking what the HO's thoughts were regarding this area. This sounded like a good idea to the board members but it was decided to continue the discussion at the next meeting.

Meeting adjourned at approx. 9pm.