

BOD Meeting notes for 11-8-2010

In attendance: Pat B, Sara, Kirby, Derick, and Pat R.

Minutes from last meeting read, changes suggested and accepted.

We started the meeting by discussing a request from a HO for a copy of the current landscaping contract. I will pull and scan all copies both past and present for the request and the other board members. The same HO also had asked if the board would purchase rock/gravel to place on the easement area next to his home and then the HO would be willing to maintain the area. The BOD decided that the gravel would not be necessary due to the fact that the board had already decided to include maintenance of all pond and common areas in the new landscaping bid/contract for next year. With this in mind, the board is going to contact the current landscaper about cleaning out the ditch that leads to the road/cistern behind lots 31&32.

Pat B will contact the company that Kirby located to find out about cleaning out and maintaining the cisterns.

Kirby will contact the lawyer to set up a meeting so that the board can get guidance on the fines schedule the board would like to implement. Also Kirby will get the lawyer copies of our bylaws, covenants, and other documents for him to review.

There had been a question regarding the amount of money that the HOA has in the account and where the funds were allotted. The board feels that we need to maintain funds in the account to cover maintenance of the common areas and in case of emergency repairs. It was decided that one of the goals for the board for 2011 will be to research all of the property and common areas that are to be maintained by the HOA. We will need to determine what the life span of items such as the fencing around the ponds, the gravel on the roads leading to the ponds and other such items. What will it cost to replace these items? Do they need any other type of maintenance? Do the cisterns need to be cleaned on a regular schedule?

It is time to renew the insurance for the HOA and the board. I will forward a copy of the documents to the other board members for review. The board also decided to keep the PO Box with the same company, even though they are moving to a new location (just a mile away). The board decided that we would not have debit/credit cards issued against the HOA account for use of purchasing items. We will continue to use our personal funds and be reimbursed.

We still need to come up with promo items to hand out to the HO's.

Derick will work on the letters for the ACC board to send to HO's that have violations.

Meeting adjourned at 9pm with the next meeting scheduled for Monday December 13th, 7pm at Pat B's.