

# **Meadow Creek Home Owners Association Board of Directors Meeting Minutes for October 12, 2005**

The meeting of the Board of Directors was held at the home of Doug Van Lare at 8:00 pm on Wednesday, October 12, 2005.

Those present: Nathan Fisher, Ken Hopkins, Anne MacArthur, Anthony Piraino, and Doug Van Lare.

Four Officer positions were identified that needed to be filled: President, Vice President, Secretary and Treasurer. Ken Hopkins was nominated and seconded for President. A vote was taken and he was elected 5-0. Anthony Piraino was nominated and seconded for Secretary. A vote was taken and he was elected 5-0. Doug Van Lare and Anne MacArthur were nominated and seconded for Treasurer. MacArthur was elected by a 5-0 vote.

Hopkins made a motion to create a second Vice President position. The motion was seconded and passed 5-0. Nathan Fisher was elected as First Vice President 5-0. Van Lare was elected Second Vice President 5-0.

Hopkins suggested that we discuss goals for the board to work towards.

Piraino suggested that there needs to be better communication between the board and the community, especially in getting out word about meetings and keeping homeowners up to date on the status of various projects. He suggested using a Weblog or a Community website to do this. Van Lare suggested that we would need the freedom to post information on the website without many of the restrictions that seem to be implied in previous HOA discussions about a website. Someone also mentioned that we need to get better attendance at meetings.

Fisher suggested that the common areas need to be developed to give kids a place to play that is safer than the roads. He also suggested working towards a more efficient use of meeting time and staying on topic with more business getting taken care of. Hopkins suggested we consider adopting Robert's Rules of Order, and including an agenda when informing homeowners of upcoming meetings, as well as giving them a chance to submit questions in advance.

MacArthur said she would like to find out the status of the project to put benches around the pond, and also suggested having a "No Outlet" sign installed on Pondhaven. She mentioned that we will need to address committee accountability. Hopkins suggested that we would need to recruit more people for the committees who would be good at getting projects done, and that we would need to give them resources without micromanaging them.

Van Lare said that maintaining property values is a concern, as well as improving the quality of life in the community. Current common areas and walkways should be maintained. "People should be excited about living here," he said. He also suggested that the HOA website could contain lists of resources, such as plumbers.

Hopkins suggested putting in place a Strategic Planning Committee, with a three to five year rolling plan for achieving goals. He mentioned the possibility of recruiting community volunteers for some maintenance that we currently pay for, such as mowing, that way that money could be directed elsewhere.

Van Lare mentioned that we need to find out who is responsible for maintaining the roads, for future reference.

Hopkins listed three items that we need to act on in the near future:

1. Set up a meeting with the previous Board to review contracts, mowing, management, and status of various projects. Two possible dates for a meeting were Thursday, October 27 and Friday, November 4.
2. The parking ballots from the last HOA meeting need to be distributed and voted on
3. Contact info for the current Board of Directors needs to be typed up and distributed

Van Lare collected the contact info for the five Board members with the intent of typing it up. It was suggested that items two and three above could be combined, and the five Board members could split up to cover the neighborhood and get the ballot signatures and distribute the contact info.

Van Lare suggested the website could have an area where homeowners could start clubs. Fisher initiated a discussion about how the FedEx hub will affect the neighborhood. Hopkins suggested that in mid-December we hold a holiday open house where homeowners could come to meet the new Board members. He also mentioned that according to the bylaws we need to create a nominating committee for next year.

The meeting was adjourned at 9:09pm.

Respectfully submitted,  
Anthony Piraino, Secretary