

Meadow Creek Home Owners Association

Board of Directors

Meeting Minutes for January 5, 2006

The meeting of the Board of Directors was held at the home of Doug Van Lare at 7:10 pm on Thursday, January 5, 2006.

Those in attendance: Ken Hopkins, Doug Van Lare, Nathan Fisher, Anne MacArthur, Anthony Piraino

Ken Hopkins began the meeting by informing the board that an official letter had been sent to Thomas and Edie Smigielski to let them know their shed has been granted an exemption from the architectural guidelines that it was previously in violation of.

Next, the minutes from the November 14th board meeting were approved unanimously.

Financials

Hopkins let us know that May Gale from Association Management says that she has the financials, however we haven't received them from her yet. Hopkins also requested receipts from the Christmas party. The actual cost for the party was over \$200. It was determined that Anne MacArthur would take receipts and make a report so an additional check may be cut.

Anthony Piraino noted that in one sense, turnout at the party could have been better, since those who came were people who are already involved. Piraino also asked if there would be a financial report for homeowners to look at during the quarterly meeting. Hopkins replied that there wouldn't be a quarterly or full annual report, but we should have a partial report through November, and we could get a report from May Gale faxed tomorrow.

Ballot information

Regarding the canvassing of the neighborhood for the covenant amendments, Hopkins stated that there were 12 people outstanding in his section. Piraino said that he had about 14 remaining. Van Lare, Fisher, and MacArthur said that they thought they had more than that left in each of their sections. Hopkins stated that we need to wrap it up and get the remainder taken care of.

Landscaping

Hopkins stated that he had not called Donnie yet, however, he had noticed that the front entrance had fresh pine needles and had been trimmed back. Hopkins said that he would call Donnie and find out what's going on. He also talked to Robert Griffin about some landscaping, but Griffin was not interested in doing it. Hopkins suggested that we may want to go out and look for some new proposals.

Hopkins also informed us that he had spoken with Kay Lane, who works for Fox 8 news, after she had written a letter with her dues. She told him that she has a map that shows who is responsible for which common areas, and displays easements for access to common areas.

Strategic planning committee

Hopkins stated that a board member needed to agree to be a member on the strategic planning committee so that we could introduce the idea at the quarterly HOA meeting. Fisher suggested having two board members co-chair the committee. Hopkins said that the committee will look at planning 3-5 years out and that he hopes to have about 6 homeowners on it. He then suggested that Van Lare chair the committee and Fisher become the vice chair, that way there is a single person with ultimate responsibility as the chair.

Hopkins added that Robert expressed interest in being on the committee, and Van Lare said that he knows of someone on Kelso who may be interested.

HOA meeting

It was mentioned that we needed to make signs to announce the upcoming quarterly meeting. Fisher said that Ann Fechner has an actual sign that we may be able to use; he will check. After discussion, it was decided that we need a sign at entrance and possibly near the mailbox or end of the sidewalk at Kelso. Hopkins stated that the sign should go up Monday or Tuesday.

Hopkins then said that we needed to make an agenda for the meeting. Items should include introductions of board members, and mentioning the covenant amendment ballots for those who have not voted yet. Fisher suggested that we should make note of who has not voted yet, and watch for them at the meeting sign-in. Hopkins stated that as Secretary, Piraino would need to run the sign-in at the meeting. Piraino said that he would create a sign-in sheet, and Van Lare offered to create a stack of ballots to have on hand.

Other agenda items should include mentioning committees and calling for people to serve on them (Beautification, Social/Welcome, Architectural, Communications), explaining the financials as a quick summary with a full report to come at the next meeting.

Hopkins stated that we would have an open discussion time, but it would need to be controlled by making a note of who has raised their hand and making sure we get to everyone in order. Fisher informed us that McCar homes is opening an office in Greensboro, and that he has the number (841-8405) and we should pass that along to the homeowners.

Management contract

Hopkins informed the board that he had called the attorney (Steve Black) and explained that current management contract was not countersigned. Black said we could fight it, but there's 95% chance we'll lose since it's been in effect for a year. He said that he knows the company and he'll talk to them, most likely it'll be ok if we give them 90 days notice.

Continuing, Hopkins said that we needed to make a decision between the two management companies: Association Management partial or full service, or switch to Slatter. MacArthur asked if we should make sure that we can get out of the current contract first. Hopkins replied that he didn't think that should be a consideration.

Piraino asked how the Slatter contract could be considered a long term contract if we can get out of it after a year if we're not happy. Hopkins replied that we would need to cancel for cause, and asked if anyone want to actually meet with Slatter. Van Lare, Fisher and Piraino replied that they didn't feel that was necessary.

A motion was made in favor of canceling the contract with Association Management and beginning a long term contract with Slatter with provisions to cancel. The motion was seconded and passed unanimously.

Hopkins stated that we would need to do an audit and it would need to be completed by the time the new contract goes into effect.

New business

Piraino stated that we need to get the HOA website going. He continued, saying that he was not able to get in touch with Bryant Dargan, the person who had done initial work on the website, but said that he was willing to create a website on his own. Hopkins replied that we need to use existing domain name if possible, since we spent money on it. Hopkins then found Dargan's phone number and email address and passed them on to Piraino who said that he would contact him that way to find out where things stood.

Hopkins and MacArthur decided that they would get together over the weekend and discuss financials.

Hopkins said that he checked the covenants and found that “For sale” signs are limited to the front yard of a property only. He said that he would call each of the companies with signs at the front of the neighborhood and let them know they need to remove their signs.

No other new business. The next board meeting was scheduled for Thursday Feb 2 at 7pm at MacArthur’s house.

Meeting adjourned at 8:44pm.

Respectfully submitted,
Anthony Piraino, Secretary