

# **Meadow Creek Home Owners Association**

## **Board of Directors**

### **Meeting Minutes for January 31, 2006**

The meeting of the Board of Directors was held at the home of Anne MacArthur at 7:05pm on Tuesday, January 31, 2006.

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

A motion was made to approve the minutes from the January 5, 2006 board meeting. The motion was seconded and passed unanimously. A motion was made to approve the minutes from the January 12, 2006 quarterly general meeting. The motion was seconded and passed unanimously.

### **Financials**

MacArthur informed us that a letter had been sent to May Gale at Association Management to ask for checks to be cut: \$20 for signs to Ann Fechner, money for the Christmas Party, and for postage for the berm letters. MacArthur also noted that she needed to call a CPA recommended by Slatter. At that point, Piraino turned in his receipts from food provided for the Christmas party and apologized for being late with them.

Van Lare asked if there were neighbors that needed copies of the financials, and Hopkins replied that no one had come up after the general meeting to request them.

### **Old business**

Regarding the status of the ballots for the covenant amendments, Hopkins stated that not even 50% had been turned in yet. He also noted that in most case we have no phone numbers to call people. Van Lare said that he was willing to go out canvassing again, and Hopkins replied that we should all make one more try over the next 3-4 weeks.

Van Lare noted that the Boyd residence had an incorrect address in our records, so they were missed. He said that he is covering them now. MacArthur added that 4518 Pondhaven isn't on the list either, and Van Lare offered to take care of the model home, since it wasn't on anyone's list either.

Moving on, Hopkins said that he had mailed the letter to Donnie about the changes to the contract for landscaping services, and that we would need to formally accept the bid. Van Lare stated that we may need to adjust the times that Donnie comes out to bushhog, because winter is too wet and doesn't have that much growth and additionally there is

greater potential for damage to the landscaping. Hopkins replied that we can monitor it and make changes later if needed.

A motion was made to approve the bid. The motion was seconded and passed unanimously. Next, a motion was made to approve the bid to fix sprinkler system. The motion was seconded and approved unanimously.

## **Strategic planning**

Turning to the issue of the Strategic Planning Committee, Van Lare stated that he wanted to have representation from every street, and was looking to have up to seven representatives in addition to himself and Fisher, including two representatives from Pondhaven because it's a longer street. He informed us that he had already met about five people he'd like to have on the committee. Van Lare said that he would discuss this with Fisher, and then approach those people. Hopkins recommended that we get one person from upper Pondhaven and one from lower Pondhaven. Hopkins also noted that he was approached by Will Council, and he was interested in serving on the committee. Hopkins added that for representatives from Cantwell, Laser, Fechner, or Kehoe might be possibilities.

Moving on, Hopkins asked if there was any feedback from anyone on the quarterly general meeting. Everyone seemed to think it went pretty well.

## **Management contract**

Hopkins informed us that he tried to let Terry from Slatter know we were ready to move forward with the management contract, but he was out of the country. Instead, he talked to office manager there, and she said that the amount of the contract should be around \$800 per month rather than the \$400 per month that we had been told. Hopkins talked to Greg, and he said that we received an incorrect copy of the proposal. Hopkins replied to him that he got it directly from Slatter, and Greg said that he would need to talk to Terry about it. Hopkins stated that we're in limbo right now waiting to hear back. He speculated that it could have been an honest mistake, and that we would need to wait and see what they come back with.

Returning to financials momentarily, MacArthur stated that May Gale told her that she should hang onto receipts, and keeping track of them is our responsibility. Hopkins replied that we needed to make sure we had our receipts from last year, and said that he would go over the financials and check into it.

## **Website**

Piraino explained that he had checked into a few different options for webhosting for the HOA website. The first option, through Coldwell Bankers real estate, would have been free, but would have been a bigger hassle, as their hosting was not very flexible and all changes and updates would need to be done through them. The second option was through a local company that provides hosting for non-profits for \$75 per year with a \$35 per year charge for domain registration. The final option was through Dreamhost who had a hosting plan for \$7.95 per month with free domain registration. Piraino explained that this would work out to about the same cost as the local option. He concluded saying that he was familiar with Dreamhost and had found them reliable in the past, and recommended using them for the HOA webhosting. Discussion ensued on the nature of the website, and the ability of residents to comment.

There was a motion to approve cutting a check for Dreamhost. The motion was seconded and approved unanimously.

Hopkins moved on, saying that a homeowner had a complaint about neighbor across street, getting woken up at 1am by the neighbor moving things and making noise, and also complained about the neighbor leaving a truck hanging out in street. Hopkins wrote him a letter, informing him of the complaints, and encouraged the homeowner to call the police if more happens, since the board can't do any more than write the letter.

## **Committee structure**

Meadow Creek HOA committees include Beautification, Nominating, Social, Architectural, Communications, and Strategic Planning Committees. Hopkins stated that we needed to get the committees going, and that we should each take one committee and contact people to chair and serve. He stated that we need a minimum of three people on every committee, and by our next meeting we should have names of those three or more members. The committees were divided up as follows: Piraino – Communications, Van Lare – Beautification and Strategic, MacArthur – Social, Fisher – Architectural, Hopkins – Nominating.

Hopkins continued, saying that we will have binder for each committee containing info on structure budget, etc., and that it would be important to have a vice-chair to take over for the chairperson if they leave.

The meeting was adjourned at 8:05pm.

Respectfully submitted,  
Anthony Piraino, Secretary