

# **Meadow Creek Home Owners Association**

## **Board of Directors**

### **Meeting Minutes for March 9, 2006**

The meeting of the Board of Directors was held at the home of Ken Hopkins at 7:05pm on Thursday, March 9, 2006.

Those in attendance: Anne MacArthur, Ken Hopkins, Nathan Fisher and Anthony Piraino

MacArthur motioned to approve the minutes from 1/31, Fisher seconded the motion, and it was approved unanimously. Following that, Fisher motioned to approve the minutes from 2/9 minutes. MacArthur seconded the motion, and it was approved unanimously.

### **Financials**

Hopkins informed us that up to date financial info was delivered to him by May Gale. We have \$36,693 in the bank, and \$5000 in our CD.

Fisher asked about the previous financials, inquiring as to why there was income from the lawyers listed. MacArthur explained that they collect from people who owe dues, take a fee and deliver the balance to us, and that is what was listed as income.

Hopkins stated that the financials aren't being done very well currently, since there's not enough detail to tell what's going on with that sort of thing. He said that he talked with Greg and Terry from Slatter about doing a better job on financials once they take things over.

A motion was made by Fisher to approve the financials for February, MacArthur seconded, and they were approved unanimously.

### **Ballots**

MacArthur turned in more completed parking ballots. Hopkins noted that we were still far short of the number needed to pass the proposed amendments. He suggested putting a notice and ballot in the mailing that Slatter will send out to announce management change. Fisher asked if there was any way to set up online voting. Piraino replied that it could possibly be done but we would probably have to hire someone to do it, and it was questionable whether it would really help much.

### **Management contract**

Hopkins stated that we had received a revised contract from Slatter with the requested changes relating to the point of contact with the board, the cap on the annual rate increase, and the number of signatures required for expenses over \$500. Looking over the contract, Piraino noted that the contract didn't mention how often Slatter would inspect the neighborhood for the purposes of upkeep. Hopkins replied that he would find out before signing the contract.

## **Website**

Piraino showed the board a mockup of what the design would look like for the HOA website, explaining that it would have sections for general info about the community, a page for minutes to be posted, pages for each of the committees, as well as news postings on the main page that could be updated regularly and that homeowners could leave comments on.

Other board members suggested a page for financials, listing chairpersons and contact info in the committee sections, including management company info w/ contact numbers, and posting newsletters. Fisher asked if we were sure we wanted financials out on the web where non-homeowners could see them. Piraino replied that we could ask Slatter if they see any issues with that.

## **Committees**

Piraino stated that he spoke with three people who were planning on participating on the Communications committee. Fisher said that he talked to several people about the architectural committee, and also has a potential volunteer for the beautification committee. Hopkins informed us that he found one person for the nominating committee, and was looking for others outside of our usual circle of people. MacArthur said that she spoke with several people about the social committee, and that they've set several dates for future events.

MacArthur noted that she was aware of some new homeowners who wanted to make a change to their fence. Hopkins said that they needed to submit a form so it would be on record. Fisher made a note of the homeowner's name and address to let them know.

## **Budgeting**

Hopkins listed the budget requests from the various committees:

\$426 requested by Arleen for communications

\$164 requested by Welcoming committee

\$1560 requested by social committee

The Architectural and Nominating committees won't need budgets

Strategic committee may need a budget for research

MacArthur said that she would plug those numbers and other known expenses into a preliminary budget. Hopkins stated that Jack Pence would perform audit an audit for us for \$750/yr.

Hopkins mentioned the walking path, saying that we would need to wait for spring to fix it, and stated that Van Lare would check into permits with the city to make sure there are no issues. Fisher asked if we were getting a contractor or doing it as a volunteer project. Hopkins replied that he was thinking of making it a volunteer project unless we need a licensed person to do it.

## **2nd quarter HOA meeting**

Hopkins stated that we are due to have a general HOA meeting in April, and needs to be at end of that month to give homeowners 30-day notice. Fisher suggested that people probably wouldn't mind too much if notice was given within a week of 30 days. There was discussion about potential dates for the meeting, and it was decided that Hopkins would call Beverly to see if 13th was available, and if not we would hold the meeting on the 6<sup>th</sup>.

Hopkins said that he wanted to get the meeting sign for the entrance in better shape, and was going to try to do it for under \$100. MacArthur motioned to approve up to \$100 for the sign, Piraino seconded the motion, and it was approved unanimously.

## **Other business**

Piraino noted that a complaint had been registered about a house on Fairport with Christmas decorations remaining on the front lawn in a state of disrepair, including lights hanging off of the rain gutter. Hopkins said to get him the house number and he would send them a letter.

Fisher asked if there was anything we could do about PODS in driveways for weeks on end. Hopkins said that they could be considered "unsightly" under the current covenant, and said that he might just go knock on their doors to see how long they were going to be there.

Hopkins stated that MacArthur should let May Gale know who will be doing the audit and that it will be done after Slatter takes over as our management company.

The meeting was adjourned at 8:30pm.

Respectfully submitted,  
Anthony Piraino, Secretary