

# **Meadow Creek Home Owners Association**

## **Board of Directors**

### **Meeting Minutes for May 4, 2006**

The meeting of the Board of Directors was held at the home of Doug Van Lare at 7:07pm on Thursday, May 4, 2006.

Those in attendance: Ken Hopkins, Doug Van Lare, Nathan Fisher, Greg Domingue and Anthony Piraino

A motion was made to approve the minutes from March 30. The motion was seconded and approved unanimously. Next, a motion was made to approve the minutes from the April 6 quarterly general meeting. The motion was seconded and the minutes were approved unanimously.

## **Financials**

Domingue informed us that he was getting info from AMG, but said he was sure we didn't have everything yet. The bookkeeper printed out financials for April, but it was doubtful that they covered everything, and more bills would probably come in.

Hopkins expressed amazement at the \$11,000 in delinquent homeowners dues, and Domingue said that if we know of anyone who has sold their house, we should let him know, and Slatter would research who the new owners are. For the people on the delinquent list, Slatter would send out letters letting them know how much they owe. Delinquency letters would also be sent out if people still fail to pay, letting them know when they have 15 days left to pay. Fisher said that we had no idea until this point that there was this much overdue.

Domingue continued, saying that we would be underbudgeted this year for office expenses, but we can adjust next year once we see how much we spend. He also pointed out that the swale work at the walking path should begin next week if it gets approved.

Hopkins said that he would make changes to the list of overdue dues to show where new people have moved in, and he pointed out that an audit should be started soon by Pentz.

Domingue stated that we have \$3800 cash available and receivables of \$11,000. \$30,000 is in the money market account. If people start paying we won't need to transfer any funds for awhile. Domingue recommended keeping the \$30,000 where it is until we need to use it. Statements for delinquent homeowners would be sent out over the next couple of days, so we would be able to see how much money came in from that.

Hopkins said that he thought if we need to move money we should go ahead and do it. He also noted that part of our job is to make sure we have a reserve account for unforeseen expenses, and he asked if we should move \$5000 for that into another account. Domingue replied that it would be better to wait until the fall, since we weren't sure if all expenses were accounted for yet, and we needed to see how much the path repairs ended up costing. In the meantime, over the summer Anne can research CDs.

## **Budget**

Domingue noted that all residential committees have their own line item in the budget so we can keep track of them and appropriate money appropriately next year. Legal fees would need to be paid if someone goes into foreclosure or bankruptcy and the HOA can't collect. Otherwise, homeowners pay the legal fees for collections directly to the lawyers.

Hopkins asked if there were property taxes for the common areas, and wondered how they were paid. Domingue replied that the taxes for those areas are divided among each of the homeowners. He also pointed out that what people do with the common areas can be an issue. Structures are not good in the common areas, they are a safety hazard. Planting a small garden or flowers is probably fine though. The board needs to consider if it affects the neighbors. Hopkins stated that it's probably a good idea to get it in the record and let people know by letter that they are using the common area, and that is ok, but the land might be needed to be used by the neighborhood at some point in the future.

## **Website**

Piraino stated that the website was going well, and noted that people were using the contact form. He said that he would like to get Amy Van Lare set up with an account so she can make news postings for the social committee. Hopkins stated that the board thanks Anthony for doing a good job on the website.

Domingue pointed out that occasionally some HOA boards will waive a website admin's HOA fees in return for maintaining the website, and that is something the board may want to consider doing for Piraino. Hopkins said that the board would consider that.

## **Committees**

Van Lare informed us that he got one more member for Strategic Planning committee.

## **Covenant changes**

Hopkins stated that a little over 50% of the homeowners had turned in their votes for the covenant changes. Van Lare suggested that we should try to get volunteers to organize things for various sections of the neighborhood. Domingue pointed out that we should consider having a notary go along with board members to collect votes any potential disputes.

Hopkins stated that he was unsure if we would ever get all the votes collected, since not enough people seemed to care. Domingue pointed out that we could rely on the resolutions if needed.

## **Walking path repair**

Hopkins informed us that he had received a \$2400 verbal estimate for digging swales by the walking path. Domingue stated that he had not heard from the city about erosion netting for inside the swale and that we would be using whatever the cheapest alternative is.

A motion was made to approve the \$2400 estimate. The motion was seconded and Hopkins stated that the matter was open for discussion.

Van Lare asked what kind of timeframe was involved. Domingue answered that it should be a couple of days once they start. Hopkins asked which areas would be affected. Domingue replied that it would just be by the end of the path nearest the mailbox. Piraino asked if successful results were dependent on keeping the culvert cleared out. Domingue replied that they were, and we would have to keep the beavers out of the culvert, or put in another leveler, or look into trapping the beavers.

Hopkins asked for a vote on the motion, and the \$2400 for the digging of the swales was approved unanimously.

Moving on, Hopkins stated that Doug received an estimate of \$550 from Donnie to make repairs to ponds and drainage areas. Domingue added that we would need to work trash pickup, mowing and weedwacking of drainage ponds into Donnie's contract.

A motion was made to approve the \$550 repairs. It was seconded and approved unanimously.

The meeting was adjourned at 8:29pm.

Respectfully submitted,  
Anthony Piraino, Secretary