

## **Meadow Creek Home Owners Association Board of Directors Meeting Minutes for June 6, 2006**

The meeting of the Board of Directors was held at the home of Nathan Fisher at 7:08pm on Tuesday, June 6, 2006.

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

A motion was made to approve the minutes from May 4. The motion was seconded, and the minutes were approved unanimously.

### **Financials**

Domingue addressed the subject of delinquent, noting that Jack Pentz, who does the audits, wanted March statements. However, Domingue was unable to get them from May Gale at that point, so Jack did Jan 2005 - March 2006 financials. He called the bank for information on deposits, and found that the account was still getting deposits through June. Meanwhile, Domingue left a message for May Gale to let her know the account needed to be closed. \$2041.08 was the balance in account.

Domingue continued, saying that letters would be sent out the next day to delinquent accounts giving 15 days notice, after that they will be turned over to collections.

Regarding the April financials, Piraino asked what the \$168 listed as legal fees was for. Domingue answered that it was a carry over from an earlier period, and he would need to check through older statements.

A motion was made to approve April financials, it was seconded, and they were approved unanimously.

Domingue added that new signature cards would need to be filled out the \$5000 CD account at Lexington State Bank.

### **Old business**

#### **Committee structure status**

Van Lare gave an update on the strategic planning committee, saying that he had 8 or 9 people interested, and was hoping to meet in the middle of June. He also said that the

Social Committee was doing well, and that Amy had contacted some ice cream places and was waiting to hear back.

Fisher said that he hadn't been receiving any requests for the Architectural Committee.

Hopkins said that there was nothing to report on the covenant changes.

### **Walking path**

Domingue informed us that last Thursday or Friday workmen began digging to fix the walking path. They checked the grade and found that the culvert had originally been placed too high. He said that the asphalt would be cut, and the culvert lowered. The price would be a little bit higher, maybe about \$350 additional. Regarding the pond clearing, Domingue said that Donnie was trying to fit it into his schedule.

Hopkins suggested that the board approve an additional \$500 for the walking path. A motion was made, seconded, and the additional \$500 was approved unanimously.

Van Lare asked when the path repairs would be completed. Domingue responded that they should be done by Monday.

Van Lare then asked if the landscapers were responsible for fertilizing. Hopkins replied that the agreement said they were to totally maintain the front, so it should be included. If we go to the fall and we're still not seeing nice maintenance, we need to get a new landscaper.

### **Changes to bylaws**

Hopkins explained some recently proposed changes to the bylaws, saying that they essentially were structuring it so board members serve two-year terms, with staggered elections to provide continuity, with 3 members being elected each year.

Piraino asked if anyone thought there may be a problem with the two-year terms discouraging people from participating. Hopkins answered that he didn't think so, pointing out that two years isn't that long, and once things get going, the board shouldn't need to be meeting every month.

Domingue questioned one of the new provisions, saying that if the president or chairman is not present, a meeting should not be held. Hopkins replied that this was only an emergency provision. MacArthur pointed out that the provision didn't actually say it was for emergencies. Discussion ensued as to whether this provision should be in there, and Hopkins agreed to remove the provision.

Domingue noted that the changes would need to be approved at a general meeting by a quorum of the homeowners, and said that he didn't think that would be a problem. Hopkins said that the changes should be typed up and sent out to the homeowners. Fisher

suggested posting them on the website. Domingue said that the best way to do it would be to type existing version of the section, and suggested version of the section so they can be compared more easily.

A motion was made to accept the changes and present them to the homeowners. The motion was seconded and approved unanimously.

The Quarterly meeting was scheduled for Thurs July 13, 6:30 pm.

Van Lare asked if there was a hit counter on the website. Piraino responded that there was not, but said that one could be put on it.

The meeting was adjourned at 8:33pm.

Respectfully submitted,  
Anthony Piraino, Secretary