

**Meadow Creek Home Owners Association
Board of Directors
Meeting Minutes for September 18, 2006**

The meeting of the Board of Directors was held at the home of Ken Hopkins at 7:00pm on Monday, September 18, 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 the July Quarterly meeting. The motion was seconded, and the minutes were approved unanimously.

Financials

Hopkins said that he was pleased to see that the dues delinquencies were down to \$2000.

Regarding landscaping, Hopkins suggested that we shouldn't pay the landscaper the full amount for that month since they hadn't done a good job. A motion was made to send a letter informing the landscaper that we won't be paying the full amount. The motion was seconded and approved unanimously. Domingue said that he would send a letter saying we're paying him only \$325 and outlining the problems that led to this.

Domingue noted that regarding management fees, per our agreement, Slatter's fee would go up \$50 to \$700 per month in 2007. Looking at the 2007 budget, he said that \$5000 is put aside for starting a project with the common areas or something of that sort. Operating-wise we're pretty close to where we need to be.

Hopkins said that we would probably spend more than \$15,000 on landscaping this year, maybe \$5000 more, on retention ponds, cleaning things up, etc. Domingue suggested that some of that could come out of other maintenance areas, and said that we should carry over \$5500 - \$6200 to next year.

A motion was made to accept the financials, it was seconded and the financials were approved unanimously.

Old business

Regarding the Strategic Planning meeting, it was noted that one needed to be held, and decided that Hopkins and Fisher would work to set a date for it.

Van Lare asked if we could get a quote from the new landscaping company for grading

the large common area. Domingue said that we could, and we would need to figure out access points. Hopkins suggested that we could look into building a drive from Johnson all the way around the perimeter and into that center area. He pointed out that if we made the access point at an easement between houses we would have issues with parking.

New business

Hopkins said that we needed to approve the mowing contract, stating that the contract goes through the rest of this year and all of next year. Bushhogging will start in March and go every other month. They'll also take care of trimming things. A motion was made to approve the contract. It was seconded, and approved unanimously.

Regarding the Nominating Committee, Hopkins said that he was working on getting people on it, and also working on putting together a notice with a list of people running for the board. Also, 3 current board members will stay on, and we will need 3 new members.

Hopkins pointed out that the board would need to decide who is staying and who is going. Piraino said that he volunteered to leave if needed, but offered to continue maintaining the website. Fisher said that he was open to staying on. Van Lare said that he was still considering both options.

Open discussion

Hopkins suggested that we have a Christmas party for the board members and go out somewhere.

Van Lare said that Amy was thinking about putting together a Fall get-together.

The meeting was adjourned at 7:57pm.

Respectfully submitted,
Anthony Piraino, Secretary