

## **Meadow Creek Home Owners Association General Quarterly Meeting Minutes December 7, 2006**

The General Quarterly Meeting was called to order at Covenant Church United Methodist on December 7, 2006 at 6:35 pm

Board members present: Doug Van Lare, Nathan Fisher, Ken Hopkins, Anne MacArthur, and Anthony Piraino.

Slatter representative (and homeowner) Greg Domingue was also present.

Homeowners present: Mike & Andrea Coutts, Yovanny & Anna Delgado, John & Arleen Duiganan, Matt & Christina Evans, Doug Houck, Matt & Heather Laser, Garrett & Deanna Miller, Henry Mullen, Melissa Hylton, and 2 proxys

Ken Hopkins welcomed everyone and introduced each of the board members.

Piraino certified the quorum, noting that 10 households were needed, and there were 15 present.

Hopkins stated that last year's annual meeting minutes needed to be approved. The primary business at that meeting was to elect the current board. Hopkins opened the floor for discussion, but there was none. A motion was made to accept the minutes, seconded, and the minutes were approved unanimously.

### **Financials**

Domingue pointed out that collections were one of the main goals for the year, and Slatter took the amount owed to the HOA from \$14,000 due down to \$1600 due. One or two homeowners still owe for this year. The 2007 board of directors will have to decide what to do about long term strategic planning, and figure out what to save for reserves.

Continuing, Domingue noted that when there is an annual collection for an association, all that money goes into the checking account. There was \$30,000 in checking when Slatter took over. That was changed this past year, and a certain amount of the money was placed in a money market to gain interest. The same will be done for 2007. This year some money had to be pulled from reserves for maintenance.

If all goes well, for the 2006 budget there will be \$10,000 that will be unspent. For 2007 much less will be carried over due to increased costs, such as landscaping. \$4500 is allocated for signs at the entrance. If that's unused, it will be carried forward as well.

Domingue finished, saying that we have money in reserve, we just need a creative group to come together with a plan on how to make long term improvements.

Hopkins noted that the HOA was doing pretty good financially, so dues would be kept at the current level. In 2008 there will probably be a dues increase.

## **Other Business**

Hopkins continued, saying that we had several major things we had to take care of this year, such as switching management companies. The switch went very smoothly, and Slatter has done a great job at getting dues collected. The second issue we needed to take care of was the landscaping company. It took us several months to try to get the previous landscaper back on track and finally begin to get a new company on board.

Hopkins explained that the common areas would be bushhogged every other month. The new company is a major change, and a major expense, but if you want a good job done you need to pay for it. Another project was the website, with links for communication with the board. Also, the bylaws were changed to modify the structure of the board, which should help with long range planning and keeping continuity.

A homeowner asked if anyone had considered compiling a list of email addresses for email communication. Piraino responded that yes, it had been suggested, and we have a partial list, but we haven't gotten around to actually implement a mailing list yet.

Another homeowner asked if any of us had been in touch with any other HOAs to see if our low meeting turnout was typical. Domingue replied that unless it's a townhome group that's closeknit, most single family residences are pretty much like this. When people have a lot of complaints they're more likely to show up.

The homeowner followed up, saying that the reason he asked is that with the number of people needed for votes, it's difficult to do anything. Hopkins replied that this wasn't entirely true - the covenants are difficult to change, but the bylaws which govern the meetings only require a quorum for many votes, which is much less than the 90% needed to change the covenants. Domingue agreed, saying that the board can actually conduct a lot of the business that's necessary without homeowner votes.

## **Board Elections**

Hopkins turned the meeting to the election of three new directors of the board, opening the floor to additional nominations. There were none, and the nominations were closed. Since there were only enough nominees to fill the available spots, a vote was taken on the entire slate by acclamation, and the slate was approved unanimously, with Mary Houck, Heather Laser and Robert Uber being elected to the board.

Hopkins noted that Piraino would be leaving the board, as well as either MacArthur or Van Lare. He also pointed out that a new position was added to the board, that of Chairman. The new board will have two year terms, but it should be a lot easier, since the current board took care of many of the harder projects.

A homeowner mentioned that a neighbor was wondering what our policy is on satellite dishes. Domingue replied, saying that as much as he likes what our covenant says about placement, the FCC has ruled that they can place it where necessary for reception. They should still fill out an architectural request form and we can work with them. Most service providers are wary of placing dishes without HOA approval, since they'd have to cover the cost of moving them when necessary.

Hopkins added that one thing we'd like to do is make sure that real estate agents are aware of our covenants and restrictions and get them to new homeowners ahead of time.

Another homeowner asked if anyone had heard about an analysis that was done on home values in our neighborhood, or if there was any way to see how much homes have sold for. Fisher replied that info like that can be looked up on Web GIS online.

Another homeowner asked if there had been any complaints about heating or air conditioning units. A second homeowner replied that there were some issues with some of the Pulte homes with how they connected pipes to the heaters and things like that.

The meeting was adjourned at 7:30pm.

Respectfully submitted,  
Anthony Piraino, Secretary