

Board Meeting Minutes
Meadow Creek HOA
January 29, 2007
Home of Ken Hopkins, President

In attendance: Doug Van Lare, Mary Houck, Heather Laser, Nathan Fisher, Greg Domingue, Ken Hopkins.

Absent: Bob Uber

The meeting was Called To Order at 7:14PM by Ken Hopkins.

- Ken welcomed the new board members, and moved on to business.

The Board Minutes from September 18, 2006 were reviewed.

- Ken advised that the new board members would be exempt from voting, but that we had a quorum to approve.
- A motion to approve was made by Doug Van Lare, seconded by Nathan Fisher and approval unanimous.

Review of the Financials was provided by Greg Domingue.

- Of particular note was discussion of the delinquencies, with Mary and Heather asking how the collection system worked. Greg explained the processes, and discussed the status of the overall financials. He stated that we are in much better shape than some of his properties. We are also better than we were a year ago with approximately \$11,000 owed then compared to approximately \$570 now.

Item for discussion:

- Ken made motion to move an additional \$5000 to another CD. Greg advised that Slatter would not do this, that he would cut a check to us for deposit. However, he stated that he would recommend we look at the maturity date of the existing CD and roll them together to obtain a better rate. We should place in no longer then a 13 month plan, (keeping in mind the board people on the signature card). Van Lare will look into this, with Greg getting the information on the expiration date of the current CD.

A motion was made to entertain placement of \$5,000 in a CD.

- Greg advises treasurer and Board president go together to deposit
- Pursue to deposit \$ 5,000, following pending maturity of 1st C.D.

Move to withdraw and deposit C.D. by Doug Van Lare. Seconded by Nathan Fisher.

With no further discussion, the December financials were approved by acclimation.

Next on the agenda was election of officers:

Chairman of the Board: Hopkins was nominated by Van Lare, seconded by Houck, motion carried.

President: Fisher was nominated by Van Lare, seconded by Laser; discussion ensued relative to the duties of the President and how burdensome it might be. Mary indicated that she would be willing to serve, but feels she is too new. After further discussion, Nathan agreed to accept the nomination, and motion carried.

Treasurer: Van Lare was nominated by Heather, seconded by Houck. Motion carried.

Secretary: discussion on this was held, with Heather stating that she would like to be Secretary, but the impending move for Matt's job would preclude this. All agreed. Houck was nominated by Laser, seconded by Fisher and motion carried.

Vice President: Uber was nominated by Laser, seconded by Van Lare. Motion carried.

At large Director: Laser was voted in by acclamation.

Ken then explained the process for board meetings, with the minutes first, financials next, old business and then new business and open discussion.

Old Business began with:

- Discussion of the new landscaping contract and the status of the bush hogging that were to be done last quarter. Greg advised that he had discussed a credit for last year, but was told no. The company is in process of performing that task now, and that counts for the initial agreement. Ken advised that he was not happy with this, as the person responsible had no real excuse for not completing. He also stated that our biggest headache with the homeowners was the failure to bush hog and the poor job that had been done. There was some discussion about asking for extra services in relief, but Greg felt the landscaper would not go for it, that they have done extra work around pond and bushing now to make contract good. After further discussion, it was agreed that we would let it go at this time. However, we expect the 5 times per year to begin in March as agreed and will watch to insure this takes place.
- The front entrance was discussed and Greg advised that the lights were all operating properly.

Discussion then centered on the walking path. It appears that we have an additional problem further down the path with standing water accumulating. Heather advised that there is a tree down near the creek and this is causing the backup. Doug did not think that was the problem that he recalls this standing water for at least 6 months, but that it should be taken care of. Greg said we would have to look into it. The only real permanent fix would ultimately be to do something with the path to prevent further issues. Greg stated that this is a flood area and slopes must be kept. We are able to take soil out but not bring in. There also was discussion relative to getting the path cleaned up (grass spraying on edges. We need to scrape and have regular edging). Ken recommended getting a proposal before growth. Greg said he would get a quote from Southern to get this done before spring.

As part of the discussion on the path and landscaping, there was considerable exchange regarding the common area and the Strategic Planning committee. Doug stated that we

should begin to look at grading and seeding an area between Pondhaven and Wayland for a play area for the kids. Greg stated that he can get some cost related to this and it was agreed to hold further discussion in March. Doug said that any moves in that direction would need to be predicated on how much money we have for this. Ken said that he felt positive that we would be ok for something like that. The issue would be access and we need to address this in the Planning Committee process. A general discussion about access ensued with the result being a referral to the Strategic Planning Committee.

Communication was addressed:

- With Heather saying she would love to have all our communication by email to the residents. Greg pointed out that the problem with that is we do not have all email addresses. The form sent to all residents when they took over resulted in about 20 responses.
- Ken then stated that he would like a stamp to be purchased so that any communication coming from Slatter would have MCHOA in red stamped on the envelope. Greg said that was a problem because Sir Speedy did the mailings. All agreed that we would be happy to stamp envelopes in advance for our use. Ken stated that he believes that there are some people who do not open the mail, because they don't know who Slatter is, and the communication looks like advertising.

All agreed. A motion was made by Van Lare, seconded by Houck, to authorize Laser to purchase a Meadow Creek HOA stamp and red ink pad. Motion carried. Laser said she would also include the website address across the bottom. All agreed it was a good idea.

Greg advised that Anthony would continue to keep the website up to date, and would get the information for Houck to be able to post.

Committee Reports followed:

- The only business being that the Social Committee is planning on a whole year calendar being published on the web.

During Open Discussion:

- Ken brought up the idea that we need to go back several years to determine the CPI and related increases with the dues. The limitation is 5% or CPI maximum. It was agreed that we would develop this information and begin to track yearly because of the ability to go back and recoup if no raises are taken. This could have a substantial impact also on the Strategic Planning.
- Hopkins also brought up the need for quarterly general meetings. He stated that due to poor attendance we should consider only two meeting a year. Van Lare said that perhaps this year we could move to three meetings and then to two after. Fisher stated that we need to keep Market in mind when setting these meetings. After further discussion, it was agreed that we would hold two meetings this year, one in May and one in October.

Hopkins then gave Laser and Houck a pamphlet on Board Meetings for their general information.

Laser then moved to adjourn, seconded by Van Lare. Motion carried, and adjournment was at 8:45PM.