

General Meeting June 7th, 2007

Call to Order: 6:40PM

Introduction of Members

Introduction of Greg Domingue. Switched from Slatter Management to Golden Properties Management Company.

Financial review:

As of may 31st, 2007

\$ 51,506 assets

\$ 5,302 past due

We need to have a reserve for emergency and money for common area projects.

Old Business:

Nathan: explains changes to by-laws.

Board previously had 3 members. Then 5. Now we have 6 members with 1 non-voting member. These will be 2 year terms. This way we will have 3 new members and 3 experienced members on the Board of directors each year.

Website:

Advise there is a website. There are links to add comments. Please post message for any information needed.

Landscaping:

There was a change in landscapers. Donny Willard was changed because homeowners were not satisfied with bush-hogging in common areas. Since last fall 2006, we have hired Southern Scapes. There has been re-seeding, planting and weeding with upkeep and maintenance.

We had a low paying contract originally. We are paying a little more now but getting more and with better results.

Bush-hogging is now 5 times a year.

Question: bush-hogging behind some homes has not been finished. It will be looked into.

Walking Path:

Water drainage problems.

More long term maintenance.

Standing water – project looking into boardwalks.

Trim weeds and maintenance.

A long-range plan with the community involved.

Poop patrol.

New Business:

Committees:

Social – we need volunteers.

We need to hear from more people so we can get more people to events so we can all have fun and not get stuck doing all the work.

Architectural Committee - Greg Domingue and Nathan Fisher so far the only ones will take sign ups for volunteers.

Advise that forms need to be filled out for any major changes to property, such as sheds, major landscaping etc.

Long Range Planning Committee –

(Previously called the Strategic Planning Committee)

1. Look at maintenance of common areas.
2. Improve and enhance. For example; a shelter.

Doug: Definitely looking for members. We want ideas

- 1st step is to provide easy access to common area. An easement exists. 1st step is a walkway
- Bids on concrete, pavers, lighting landscaping
- ? Walkway – cut path.
- What money do we have available now? Do we raise dues? Dues now are not that high. They have not been raised in 3 years.
- We could get a one time assessment. Does it have to be approved? 20% of homes needed for approval.

Doug: anything that will be done will depend on the direction we take. To do more faster we would have to take out a loan. Homeowners need to be involved.

We would consider grading and grass only to start.

Open Discussion:

1. Homeowners on Wayland and Cantwell are mowing common areas that meet with their properties. Is this OK?
Absolutely. Until the common area has been decided on, if homeowners want to keep there area cleared and presentable it is ok.
2. Trees have fallen behind homeowner's property. Who is responsible?
Look at your survey of your closing documents to see your property line. There is a map on the website for homeowners to view. Board can help to look. If common area HOA will take care of. If not it is the homeowners responsibility.
3. Homeowner on Gower would like to purchase small piece of common area next to his house on cul-de-sac.

Liability to non-homeowners coming to pond area on Johnson.

After bush hogging critters will come out.

Kids are playing in drainage areas and sewers on sidewalks. This will be investigated.

Announcement:

We have lost a board member. The position is for Vice President. Please sign up if anyone is interested. It will be a 1 _ year commitment and voting member of the board.

Adjournment 7:39PM