

Board Meeting Minutes
Meadow Creek HOA
April 28, 2008
1593 Pondhaven Drive

In attendance: Amy Van Lare, Greg Domingue, Dan Finger, Anne MacArthur, Annette Chitman.

Call to Order: 7:08PM by Amy Van Lare.

The 2008 MCHOA Resolutions and the Fine Violation Policies to enforce restrictive covenants were presented by Greg Domingue to be reviewed by the board members and signed into policy. Golden Property Management will send these resolutions along with the welcome package to each new homeowner. The board members present signed the resolutions. Greg Domingue will have Brian Bradner and Mary Houck sign, also.

Amy Van Lare suggested that each board member take the time to drive through the neighborhood and try to be aware of new construction of fences, un-mowed lawns, berms that have not been properly maintained, etc.

There were no new items to be added to the agenda and no guests were present at the meeting.

The minutes of the January 28th, 2008, board meeting were submitted. After they have been approved, the secretary should submit them to Anthony Piraino to be posted on the website. Greg Domingue reminded all present that homeowners' names must never be placed in the minutes, only the house address. A motion was made by Amy Van Lare and seconded by Dan Finger to approve minutes as submitted. All members approved.

Greg Domingue, President of Golden Property Management, submitted the financials as of April 28th, 2008, for the perusal of the board. He mentioned that there are two CDs (each worth \$5,000) maturing July 27th, 2008, and suggested that we have them moved from Newbridge Bank to SunTrust and reinvest them for a shorter length than one year to see if possibly the market rate will have improved at that later maturity date.

The financials do not have to be approved by the board. All seemed in order. Dan Finger will look them over at greater depth. Dan was wondering what the legal fees were for and Greg Domingue stated that there are some houses in the development, which are in foreclosure, or the owners are in bankruptcy. If MCHOA initiates collection procedures, the legal fees must be paid.

With the inception of the late fees policy, April's financials shows \$540 charged to homeowners (\$20 each) who had not paid their dues as of April first.

Old Business

Common Area Sidewalk – Jim Barbour has not started the sidewalk up to the common area as yet because it has been too wet. He should be done with the construction by mid May, at which time the board will convene at the site and discuss the feasibility of adding landscaping or waiting until next year. We will determine from whom to obtain quotes at that time.

Website – Anthony Piraino has had a request from a gentleman who would like to add a link from our website to Facebook. The board did not see a problem and will okay this. Greg Domingue reminded the board that the approved minutes from board meetings should be sent to Anthony Piraino to be posted on the website. Anthony should also make sure that the board members for 2008 are posted.

Board Meetings and General Homeowner Meetings – The board agreed that the general meetings should be on the fourth Thursday night every three months at the Covenant Church United Methodist Church on Skeet Club Road. A meeting on July 24th has been planned for 6:30 pm to be followed by a short meeting of the Directors.

Yard/Garage Sale – Planned for May 3rd, 2008.

Barbecue – A suggestion was made to bring this idea up before the general homeowners meeting and to look for people to coordinate the possibility of catering the event. A tentative time for the picnic would be late September/early October. Dan Finger suggested that we look into buying picnic tables for the common area. Greg Domingue related another development's setup of their common area (picnic tables, grilling area, etc.) and that it was done over time so as to be less costly.

Ice Cream Social – Greg Domingue suggested that the board look into having an ice cream social in an area of the development and have the board “man” the event so that the homeowners and board could become better acquainted. Amy Van Lare reminded us that we already have bowls from our ice cream social two years ago in the Pondhaven cul-de-sac.

Common Area Mowing – Greg Domingue will ask SouthernScapes for a quote to mow the common area at the end of the new sidewalk on a more frequent basis (in addition to the bush hogging. It was determined that this would probably be in line with the original quote to develop the common area.

New Business

Architectural Evaluation – 4407 Gower Court - Dan Finger mentioned that the shed at this address seemed to have been moved from one side of the front of the backyard to the other side of the front of the backyard. The board walked down to the site and Dan and Greg talked to the homeowner. She mentioned that the shed been replaced after the original one had blown down in a storm; however, the original shed had also been at the same location in the backyard because

of the severe down slope of the back of the backyard. Dan Finger will send a letter to the homeowner approving the placement of the shed based on the slope of the yard.

Newsletter or Letter to Homeowners – Amy Van Lare suggested that the board comprise a letter to all the homeowners to reiterate many of the policies of the development and to pass along news of possible interest, such as: trash container visibility, pet cleanup, lawn maintenance, a warning about the presence of snakes, the upcoming yard/garage sale in May and in the Fall, a possible picnic in the Fall, etc. Dan Finger suggested that the board put this letter in the format of a newsletter.

The next meeting will be in the latter part of May, after the walkway to the common area has been completed.

A motion was made by Amy Van Lare and seconded by Dan Finger to adjourn the meeting.

Adjourned at 8:28 pm.

Respectfully submitted,

Anne MacArthur
Secretary Pro Tem