

CALL TO ORDER:

Meeting called to order at 7:17PM on May 15th 2014 at the Miller residence on 141st Roll call was made and the following directors were present: John Damato, Carola Russell, Bruce Illes, Jim Hanna and Ray Miller. Quorum was established with 5 board members present.

OFFICERS / COMMITTEE REPORTS:

Treasurer:

- Yearly HOA fees are still trickling in we have only 2 still outstanding. These are from bankruptcies or foreclosures.
- BOA balance is in the 25K range.
- We paid 125\$ (a pretty good deal) to get our lakes inspected for SWMFMD.
- Paid 2500 for insurance
- Paid attorney fees
- The board discussed putting together a budget based on previous year's expenditures, but we didn't take any action on this. More in new business.

RM motioned BI seconded to accept and pay the bills, all Directors voted Aye, and none opposed. **MOTION CARRIED.**

RM motioned and CR seconded to accept the minutes as read, all Directors voted Aye, and none opposed. **MOTION CARRIED.**

Compliance:

- (5/13) 14723 First has a fence by the driveway that appears to be a violation; BI will send a note based on template sent to him by RM.
- (1/13) A resident was reported to have started a dock on a lake on the North side of Mill Run, we asked Bob to snap a picture of it and then we can send a letter. This can't be left because if someone gets hurt we could be liable. (5/14) Bob mentioned that the couple letters had gone unheeded, Ray to contact Lori to send a note to these folks about it.

Communications:

- 409 141st has not been maintaining behind their fence and up to the lake, RM to send nice note (10/13).
- A resident noted that the web page was messed up a bit and didn't have the latest minutes, this has been fixed.
- A resident mentioned that they thought someone had put sugar in the gas can of a guest's car. We passed the info on and suggested a call to the police.
- A resident emailed us on an arch approval which we approved via email since we had not met as a board in some time.

ARC:

- 14775 1st AVE E, Bartholomew – Paint, submitted in person all in favor and

approved.

- 14709 7th, Lance Davis – Roof, no issue approved in person.
- 118 Mill Run E, Meehan – Stain fence, no issue approved in person.
- 123 141st CT NE, - Fence. Looks ok no issue was to verify if the residents were owners vs. renters before that done fence erected it is small and within covenants. It is believed that they are not homeowners and board feels it can't approve. Ray sent note to Mgmt. Company asking them to submit. Fence is up and small looks ok.
- 510 147th st e, Peters, Pool, and landscaping. Peters. Looks good signed and will send had been approved via email.

NEW BUSINESS:

- RM to send a letter to a homeowner that paid their dues but we didn't cash in time to get a new check.
- The board wishes to thank Jim Hanna who resigned this meeting after over 6 years of dedicated service. To replace Jim the board voted unanimously on resident Steven Hodgekinson who has also been active participant and attends the meetings regularly.
- The board discussed and approved unanimously spending up to 400\$ to get our budget and accounting software up to date through the use of a consultant that Carola knows name Casey Mercer
- RM to send not to people that I have on email to see if they will send their name and address so we can keep our roster accurate.
- Steve took an action to get in touch with Danielle to see if she has ordered the 2 new 'indestructible' garbage cans for the park(s)
- Bob M will provide a quote to lay a pad, and install the cans, power wash the walk in front as well as fix or re-attach the bike rack.
- Bob M estimate to re do the posts on the signs coming in from Mill Creek
- The board unanimously approved \$200 for the landscaping company cut the entry hedge in half or lowers so one can see in it as they pass by.
- The board unanimously approved spending up to \$500 to use either Postnet or one recommended by Carola to send out dues letters.
- The board unanimously approved spending up to \$700 to plant flowers at the entryway areas.

OLD BUSINESS:

- Resident Daniele Perkins has offered to spear head a plan to spruce up the park
- The board discussed starting a capital improvement fund for the park and discussed what yearly amount to put in to the account. Our by laws prohibit us from keeping too much money in reserves except for in cases of capital improvement needs. Carola was going to look to BOA for a separate account for this.
- The board discussed setting up (in regards to budget) and using the new treasurer accounting software and approved the spending of money on training. Including

having Jennifer who has helped us in the past with treasurer type things provide some paid assistance.

- Discussed putting some curbing in around the smaller Mill creek entry way signs, and allocated up to 1200\$ for this. Bruce to speak with former resident Art Williams at “Curb’s Pro”.

Follow UP:

- We have been given the ok by SWFWMD to stock some grass carp and expect this to be happening soon, nothing is very easy, sent notes 9/13, 4/14.
- Our new treasurer has done some research and recommended an accounting program called “Fresh Books”. This tool stores files in the “cloud” as well allows the entire board to access them at a cost of 30/month. RM motioned, BI seconded All Directors voted Aye, and none opposed. **MOTION CARRIED.**
- The board decided to ask Landscaper to see about curbing around the Sign coming in from Mill Creek on 1st

Things to consider if we do another newsletter – some addressed in presidents letter:

- Mailboxes: the board again discussed the mailbox issue, the board discussed for some time the possibilities of providing new mailboxes of some kind to all residents as many in the neighborhood look tired and worn. We went back on forth on the type as well would we do posts and how would the new ones be installed. No decision reached yet, but we had some good resident input and are considering using the key club or hiring a handy man to install new ones for willing homeowners.
- Look at a fountain or two for a couple of lakes.
- Tree branches hanging over the sidewalks.
- Residents might want to advertise in it, dryer vent cleaning
- Throwing lawn debris over there easements and such.
- The board discussed when sending communications to add “or resident” to the envelope address so that things get to the current resident owner.
- Reclaimed water
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Parking lot:

- Team to come up with fencing guidelines as per covenants
- The board discussed getting a new laptop but did not make a decision. Advantage is that it can be brought to meetings, but if we use the accounting program mentioned above this might not be necessary. The old one is over 5 years old and won’t start, Ray to take a look at it.
- Bricks looking dull on Rye road what can be done? We will likely address this after the annual meeting.

BOD ADJOURNMENT:

At 9:39 JD moved to adjourn the BOD meeting, next meeting to be schedule via email, all Directors voted Aye, none opposed. **MOTION CARRIED.**