



February 28, 2017

HOA Board of Directors Meeting Minutes

Board Members:

Present: David Charbeneau, Jerry Lester, Sheena Woolley, Kimberly Barger, Linda Charbeneau

Quorum present?: **Yes**

Residents Present: Bill & Tanya Doran, Leslie Kidd, Karen Weber, Herbert Tookes, Daniella Crays, Inga Lester, James Gearhart, Lori Boyd, Patti McKenzie, Russell & Lena Finch.

Meeting called to order at 6:35 pm by the President, David Charbeneau

President's Report, by David Charbeneau:

- Find out installing poles around round about to prevent driver hitting again
- This may be David's last year on the board-would encourage new blood
- We can only increase dues by 15% per year and management companies running our board for us are not cost effective to keep our community dues low.

Vice President's Report-Jerry Lester (NEW VP!)

- N/A

Secretary's Report, by Kim Barger:

- N/A

Treasurer's Report, by Sheena Woolley:

- Last Budget was approved for 2015 – no meeting held in 2016
- read over past budget – reallocating funds due to no management company (\$4,800)
- ¼ of neighborhood has not paid 2017 dues
- Attorney has been paid out on last 3 years. Nathan is current Attorney
- Approval needed on painting request
- Need to approve an architectural committee-minimum of 3 members-non board members
- Need to approve a Vice President-must be an odd number or have someone step down from current board
- Tree Grant-Tanya Doran(resident)will check into for HOA
- Well Inspection
- Repair Gazebo-replace pickets-structurally sound-just need to buy new pickets
- Price to replace tree in round about-\$350 to replace (same company as last time) or use Tree Grant
- Meeting changes: Quarterly from now on.
- Nominated Jerry Lester for VP position-Seconded by David Charbeneau.
- We paid a management company over 2 years and homeowners did not comply, which is in violation of our community bylaws-almost \$5,000 per year.
- Will stay on as Treasurer as long as help is provided.

Director of Special Events Report, by Linda Charbeneau:

- Community Enhancement set for March 18th 8am-12pm
- Yard Sale set for April 8th 8am-12pm 2nd Saturday
- Quarterly Meeting June 27th
- Nomination Committee-need to get together before fall
- Annual Meeting Tuesday September 26th
- Quarterly December 12th Meeting
- Linda to prepare the newsletter with all upcoming dates & meetings
- We will bring back community parties if we have more participation. Less than 10% show up in the past few years.

Residents:

- James Gearhart-may be able to repair well pump at front of subdivision
- Possibility of payment plans or changing to a 2 payment plan. Problem-adds to board responsibility and more money for paperwork.
- Leslie Kidd-has contact information for Ellie Wilson Property Management Co-Ruskin
- Architectural Committee volunteers: Daniella Crays, Inga Lester, Lena Finch
- Can call code enforcement on any violation.
- Need signs down by front of subdivision to prevent parking too close to street when dropping children off at bus stop.

Meeting adjourned 8:21pm
