

HIGH PINES OWNERS' ASSOCIATION, INC.
GENERAL MEMBERSHIP MEETING
February 17, 2011
Meeting Minutes

I. Call to Order/Welcome

The Board President, Jim Hadley, called the meeting of High Pines Homeowners Association General Membership to order at 7:00 PM, Thursday, February 17, 2011.

II. Attendees

- Jim Hadley, President
- Mary Scott, Secretary
- Carrie Johnson, High Pines HOA Manager
- Ron Scott
- Barbara Hadley
- Chris and Holly Taylor
- Joseph and Susan Berube
- Debbie Hall
- Ed Jones
- Bob Linza
- Vern and Jennie Neumann
- Sharon Ehlenbach
- Sue Golden
- Jennifer Raulie
- Joe and Celes Todd

III. Agenda

The Agenda included the following items:

- A Review of the Board of Directors Meeting Minutes, January 27, 2011
- A copy of the Treasurer's Report for FY 2010
- A copy of the Operating Budget for FY 2011
- Governance issues
- Property maintenance and upkeep
- Snow removal operations
- Piney Hill Point Road

IV. Discussion

- **BOD Meeting Minutes**
 - There appears to be no need to change current annual Association dues of \$240.00. Dues will remain payable no later than February 28. Carrie will notify

owners who are delinquent that a lien will be placed on their property. After a warning, a lien will be filed.

- **Treasurer's Report**

- The treasurer's report was prepared and presented by Carrie Johnson.
- The board approved the report.

- **Budget**

- The board discussed the budget in general and emphasized that landscaping has been budgeted and will take place (from north to south) along the northwest corner of County Line Road and High Pines Drive (about 45 feet).

- **Governance Issues**

- The Board of Directors is in transition. There are currently two Directors: Jim Hadley and Mary Scott. Jim is serving as President, and Mary as Secretary.
- The Board requires one more Director.
- Susan Berube nominated Chris Taylor as a member of the Board of Directors and as Vice President. Ron Scott seconded the motion. Chris was approved unanimously.
- The Board will address Treasurer requirements in accordance with the Bylaws of the High Pines Owners Association, Inc.
- In accordance with the Bylaws, a Nominating Committee will be appointed effective July 2011 to develop a slate of candidates for election to the Board. Candidates must be a "member" as defined in the Declaration of Covenants, Conditions and Restrictions (i.e., a property owner in High Pines). Once the Board is elected, the Directors of the Board will elect, in accordance with the Bylaws, the Association Officers which consist of President, Vice President, Secretary, and Treasurer. All Officer positions are required to be Directors of the Board. Joe and Susan Berube, and Ron Scott volunteered to serve on the Nominating Committee. A Director of the Board will chair the Nominating Committee as required by the Bylaws.
- There was a general discussion regarding the role Carrie Johnson carries out as a manager for the Association. Carrie is not a member of the Board; she is employed by the Board and carries out responsibilities as determined by the Board. Carrie has been with the Association since its inception in 2001 and has established important working relationships with county officials.
- Jim Hadley closed this discussion with the requirement for the Board to closely review the Bylaws and to determine any necessary corrective actions to ensure compliance.

- **Property Maintenance and Upkeep**

- Some of the members attending the meeting expressed their concern that empty lots were unsightly due to refuse such as chunks of concrete.

- Carrie Johnson responded that owners are responsible for maintaining their lots, and that the HOA mows common use areas and empty lots twice a year.
- **Snow Removal**
 - Many of those in attendance expressed disappointment that the county is very slow in removing snow in our area. One of the members had invited Mr. Jared Clarke, to present his proposal to provide snow removal services for about \$300 per visit. He will send his proposal to Jim Hadley for consideration.
 - Meanwhile, Ron Scott suggested we consult with the County (e.g., Commissioner Glenn, as suggested by Joe Berube) to see if they would be willing to incorporate Mr. Clarke's proposal as an outsourcing initiative to be funded by the County.
- **Piney Hill Point Private Road**
 - Residents on Piney Hill Point Private Road, who are members of the High Pines Patio HOA, have noticed vehicle owners from the High Pines HOA speeding on this road. They have requested assistance from our HOA with speed bumps.
 - After some discussion members voted not to provide financial assistance.

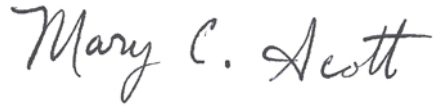
V. New Business

- **Landscaping for Track C**
 - Although \$3,800.00 is allocated in the budget for Track C landscaping, members voted not to spend this money for now.
 - Debbie Hall suggested that repairing cracks in pavements with asphalt would be a better use of the \$3,800.00. Vern Neumann seconded the motion. Members approved.
- **High Pines Entry Signage**
 - Debbie Hall suggested we upgrade the entry signage to the neighborhood. This will need to be proposed next year with options and cost estimates.
- **Neighborhood Roads**
 - There was a question about when the county will resurface neighborhood roads. Carrie will check with the County to find out details.
- **Curbs and Sidewalks**
 - There also was a question about curbs and sidewalks. Carrie explained that new subdivision development is required to incorporate sidewalks and curbs. High Pines was developed before this requirement was established. Bob Linza said engineering costs just to design the project would exceed our budgeting capacity.
- **Emails**
 - Some members in attendance expressed a desire to have access to email addresses of members in the neighborhood. Mary Scott offered to look into how to approach this idea to encourage participation while protecting privacy.

VI. Adjournment

The meeting adjourned at 9:30 PM.

Respectfully submitted,

A handwritten signature in cursive script that reads "Mary C. Scott".

Mary C. Scott
Secretary