

Loch Haven Hills Homeowners Association

**Board of Directors Meeting – Jan. 21th, 2015
Holiday Inn Express Board Room**

Present: Matthew Hall, Jim Lemm, Jeff Cobb, Mike Murphy

Absent: Mark Johnson and Jeremy Roper, Ralph Hallock, Roger Liermann

#1. Jim Lemm called the meeting to order at 7:09pm.

#2. Approval of monthly meeting minutes: The minutes from Oct. 15th, 2014 were reviewed. Jim motioned to approve the minutes and Matthew seconded and the motion passed with no objections. Review of the Agenda with no additions.

#3. Financial Reports:	December	January
Operational Checking	7,663	28,735
Reserve Checking	21,970	23,971
Reserve CD	<u>17,840</u>	<u>17,840</u>
	47,474	70,347

Figures are from the bank online system.

#4. The quote for a card lock system at the pools and tennis courts is double the original estimate. The fix for this problem is to re-arrange the entry fencing to the pools and tennis courts. This arrangement will allow one security entry into each facility while maintaining the separation between the tennis courts and the pool areas. Mike motioned to make the changes to the gates and get the locks done for around \$8,500. Jim seconded and the motion passed with no objections.

#5. The 2015 budget was reviewed and Ralph's email was addressed about doing a comparative look with previous years. The new accounting system is so much better this year it is difficult to compare previous years. It was decided to wait a year to do a more comparative analysis on the budget numbers.

#6. All contracts were extended for this next year excluding the lawn maintenance for one month. We will see if we can get a different bid for this next year. Last years bid requests either did not come back or were to high.

#7. Billing questions received by the master association for any sub-association will trigger direct communication to that particular sub-association. One key topic was closing of real estate transactions.

#8. The pool house needs to have a ground wire fixed where it was ripped out by what looks to be a riding lawn mower. Jim will explore getting the ground wire fixed.

#9. The annual meeting will be held on the second Tuesday in April at the Holiday Inn Express in Hayden. We will update the sign that is usually posted at the bottom of Lochhaven drive.

#10 Mike motioned for the meeting to adjourn and it was seconded by Jim with no objections the meeting closed at 7:55.

Next board meeting will be held on March. 18th 2015 at the Holiday Inn Express board room in Hayden.

Submitted by Matthew Hall