

ASSOCIATION - MEETING MINUTES - December 15, 2008

Meeting opened at 6:05 by Ron Ewart, President

Present: Richard Chapman, Vice President and Interim Secretary

Ruth Hexter, Treasurer; Bob Hayes, Dick Hexter, Rod Austin, Keith Lynip, Board Members Josiah Hodge, Alternate

Absent: Mardi Milligan (excused), Donna Dietz

Guests: Liz Maines, Cutting Edge contractor and Brad Agin, snow removal sub-contractor.

Treasurer's Report

The Association's balance is \$58,426.87. Delinquencies total \$5,863, which is approximately \$3,000 less than last month because Ruth has closed out two accounts that had liens on them. Six homeowners have been turned over to collections, after due notifications and cajolements.

Rod Austin moved the adoption of the November minutes. Seconded by Dick Hexter.

Old Business

Ron Ewart reminded us that a Finance Committee will be created to assist our Treasurer, who had enough data in Quick Books from last year to build a budget for next year. (Our Fiscal Year is the Calendar Year.) It was suggested that committee members be Rod Austin, Mardi Milligan, and Donna Dietz.

Rod Austin queried the status of the Grounds Committee, it having lost its rudder when Keith Lynip gave up the leadership role in favor of graduate studies. Rod assumed the chair; carry-over members include Dick Hexter, Keith Lynip, Ron Ewart, Bob Hayes, Josiah Hodges, and homeowner John Beling.

Sidewalk repairs: the broken sidewalk near the 5-acre park is the City's responsibility. The sidewalk on the south side of England (intersection w/ Mary Jane) behind the mailboxes is the HOA's responsibility. Bob Hayes said that repairs can happen with the temperature is over 25 degrees F. Liz Maines suggested putting a cone at the site of the damage by the park. Much discussion ensued about a variety of options. There was no resolution.

The situation on Stratford in which a renter has not complied with HOA requests to move the shed he's constructing on his driveway to the back of the house, to be in

compliance with Covenants and with City Zoning Regulations - Rod Austin moved that we contact the City Zoning Regulation enforcer, Pat Keiley. In a flurry, this was seconded by two people: Bob Hayes and Keith Lynip. Bob Hayes agreed to contact Mr. Keiley for further action on this matter.

Keith Lynip requested stickers to place on items parked on streets that shouldn't be there, per Covenants, and Ron Ewart said he's supply them.

Keith also queried the status of the "party house" on England. (Address withheld.) No one's heard of any new complaints. Ron had a new complaint and re-contacted the father of the person living at the home. No new complaints since that time.

#### New Business

Ron Ewart recommended a \$100 bonus be paid to the Treasurer for her management of the delinquencies. The item was cheerfully discussed and unanimously agreed to. There was further discussion about who was to sign the check - someone other than Ruth; perhaps the President, perhaps someone on the (as yet unformed) Finance Committee. For the time being it was OK for Ruth to sign the check as long as there was a way using a Quick Books ledger to show that the check was in fact a Board-approved expenditure.

Liz Mannes reported that she had updated (per Ruth's request) her contractor information, which includes insurance forms, liability forms, business license, workmen's comp statement, and sub-contractors proof of all the same. Josiah Hodge moved with a second by Bob Hayes (sorry Keith) that Liz bill us \$25 to add us as "additionally insured." This allows us immediate notification if there is any lapse in Cutting Edge's policy and/or any other companies we contract with. There is more to being additionally insured, this was all that was discussed.

Rod suggested we get similar information from other contractors.

Rod moved to close meeting. Keith 2dd. Adjournment at 6:50

Richard Chapman, interim Secretary