

ASSOCIATION - BOARD MINUTES - June 16, 2010

Meeting was opened at 6:10 P.M. by Richard Chapman Present were

President: Richard Chapman

Vice President: absent

Secretary: Dick Hexter

Treasurer: Ruth Hexter

Board Members: Bob Hayes, Rod Austin, Ron Ewart. Marcia Erickson

Donna Dietz and Steve Schmidt unexcused absent.

Guest: James Quigley

Richard brought up the minutes of the May meeting and said he had made corrections that were all typos and asked if anyone had any other corrections since everyone had read them. There were no other corrections, so he asked for approval. Dick Hexter made the motion to accept them as amended, seconded by Ruth Hexter.

OLD BUSINESS:

Approval of the By-laws as written by our attorney Dan Cederberg: Bob Hayes said that the first page was not right-justified and for filing it needed to be right-justified. Ruth Hexter said that the pages also needed to have a three-inch margin at the top. Ron Ewart wanted to know if the minor changes that were noted at the last meeting had been taken care of he was told yes. James Quigley wanted to know if the homeowners had to be notified. Richard explained the changes to the By-laws affected the Board and its membership and how the association is to be run. The By-laws govern the association and the covenants govern the property and land. James Quigley wanted to know what the changes were and was told the way in which officers were elected and a new section on conflicts of interest. Rod Austin made the motion to accept the By-laws as amended, Ron Ewart seconded the motion and all were in favor. Ruth will reprint them with justifications and margins and have the president and secretary sign them and have them notarized and filed.

Richard then called for a grounds committee report. Rod Austin brought up the large bills from Treasurer State Tree Service and he and Ruth were trying to figure out how to pay for the tree service and still have enough monies to cover lawn mowing and snow removal plus our monthly expenses. We went to the SBA website and downloaded a budget that is going to help us see where we are going. We think we will be okay at this point.

A discussion ensued concerning tree planting and maintenance and pest control and getting the information out to the homeowners. Bob Hayes stated that he thinks the three-year program should be all that we would have to do. The trees are getting all the nutrients they need while they are young. Rod stated these trees are going to be one of the biggest assets to our neighborhood. Bob and Ruth both feel that we need to keep informing our residents on what they have to do to keep our neighborhood a nice place to live and we have to do this through newsletters each time we do our quarterly mailings. Rod feels that he and Ruth will have a budget to carry us through next year.

Treasurer's report: The balance in the account is low due to the expense of the

tree maintenance; however, the accounts receivable look good. The need to turn more homeowners accounts over to collection needs to be done soon. Ruth said she hated to turn anyone into collection but feels the need is imminent. Our checkbook balance is \$7,236.00.

President's report: Richard has been sending homeowners letters about fence encroachments being all the way out to sidewalks and what we can do about the problem. Bob told him there is nothing the board can do, it is a city problem. If the sidewalk has to be replaced they will tear the fence down. He asked about the problem in the alleys and Ron said that again it is a city problem. The next problem is how do we handle the problem of motor homes, trailers and boats being parked in driveways on lawns out beyond the front of the house and on streets. It was stated that the only thing we can do is to send repeated letters and eventually threaten lawsuit.

Dick asked what we could do about the sidewalks on the 2500 block of Stratford where the water or sewer lines sank and the sidewalks sank on one end and raised on the other. Bob stated they are so far out of warranty it is up to the homeowner.

Richard wants someone to help with the yellow sticky notes warning about the 48 hour rule for inappropriate vehicles parked on street; he suggested splitting the duty between Ron Ewart and Steve Schmitt.

Ron Ewart brought up the subject about the weeds in the city's 5-acre park and they are spreading to homes adjacent to the park and wanted to know if we couldn't pay for one application of weed & feed. After a lengthy discussion it was decided that Ruth get three quotes, one from Pro Lawn, True Green, and Lawn Doctor, then bring them to the board for approval.

Richard wants to spread the work of the board around to more board members so that one or two people aren't doing all the work. He stated he would like to give up the presidency and handle all the publications including the minutes.

NEW BUSINESS:

Rod Austin stated that we have been talking about community gardens and he thinks a good spot would be the greenways between houses giving the homeowners adjacent to the greenway first chance to do the gardening. He also feels that the association should provide the water since we already water and mow them. Need for paths and the homeowners would have to be able to access the garden (gates at the back of their fences, for example).

Some of the greenways are being utilized with soccer nets

Richard explained the covenants prohibit uses in the greenways other than grass. Rod would like the association to donate the greenways to the homeowners. However, Bob Hayes pointed out the reason that there are greenways is the utility easement underneath them. Nothing was decided and we would need more than 75% of the homeowners to vote.

A homeowner contacted Richard concerning garbage cans being left out and the covenants plainly state that they are to be put away. Does the Board want to put stickers on cans that are not complying with the covenants? Bob suggested a notice in the flyer when we mail out the dues.

Ron Ewart made the motion to adjourn and was second by Bob Hayes.

Meeting adjourned at 7:10 PM.

Richard Hexter

Respectfully submitted,