

ASSOCIATION - BOARD MINUTES - August 16, 2010

Meeting was opened at 6:06 P.M. by Richard Chapman, president.

Present were:

President: Richard Chapman

Vice President: Steve Schmitt

Secretary: Dick Hexter

Treasurer: Ruth Hexter

Board Members: Rod Austin, Ron Ewart, Keith Lynip. Absent Marcia Erickson (excused), Donna Dietz (excused).

Guests - Jim Kelly, Diane & Jim Jordan.

Keith Lynip was re-appointed to the Board, and welcomed.

Richard brought up the minutes of the July meeting and asked if there were any additions or corrections. Rod Austin stated there was a small correction as to his comment on the concrete containers for trash cans. He said he was not in favor of putting them in as we do not have anyone to empty them and we could not afford to add anymore expenses then we already have. Dick stated he would be in charge of emptying the containers; Rod stated what happens if you are not around. Rod, made a motion to approve the minutes as amended. Ruth seconded the motion. Richard asked for treasurers and finance committee report, Ruth reported we have a checkbook balance of \$9,224.90 and that dues are coming in at a good rate. She received a check from the collection bureau for a property that at one time owed over \$1,000.00 after putting a lien on the property they started paying some then quit, so Ruth turned the account over for collection and got a check for \$431.18. Ruth also turned four more accounts over for collection for a total \$1,587.39. The total outstanding Accounts Receivables are \$ 9,205.00. Ruth still has one property that the bank holds that has a lien on it. It has a FHA loan and Ruth hopes the lien will not disappear like the VA lien did. Ruth tried to find out what happened by talking to the title company and they explained that where the government is concerned liens can be taken off without any acknowledgement. Richard asked if we got the 5 acre park water bill resolved. Ruth stated she had and the Association will get a refund from the city soon. Rod has a report on the Finance committee. He stated we could be in trouble because of our contractual agreements. We may need a special meeting to deal with some of the issues. Richard said we will deal with this issue when the time comes.

OLD BUSINESS:

Grounds committee report: Rod stated that all of the greenway issues have been taken care of. He said he has a note about a property at 3841 Lexington Ave. The Jordan's responded that this property is the reason they were here tonight. This is a bank owned property which hasn't been watered or mowed and is an eyesore for the neighbored. It was stated if the bank owns the property they have to follow the covenants just like a homeowner. Keith said he has been mowing the weeds, but it needs to be watered. It was stated that the bank should be taking care of the property. Rod said he would call Mark Lyons at Community Bank who has the loan on this property.

Richard introduced Jim Kelly of the Neighborhood Watch Program. Jim had a handout and told us the theme they picked for the Watch program is "Neighbors Helping Neighbors" and that means if you see or hear of something suspicious let someone know; either the police department, block captain or myself.

Job assignments for the Board, I think everyone is covered except, I would like

Steve to share Ron's duty of putting notes on vehicles, boats and trailers that need to be moved.

Richard said in looking at the minutes, what are we doing about the matter of dead trees in our neighborhood. Rod said he has been playing phone tag with Valley Landscape ever since the last meeting, he said he is not too concerned because it's too hot to plant trees at this time, we need to wait until fall. Rod said he has the tree list from Bob. Richard wanted to know if we could get all Bob's lists and forms electronically transmitted so we could work on them. Ruth stated that Bob's computer had crashed, but she thought we could scan into our computer. Ron wanted to know if we could get a list of about five or six different kinds of trees that the city forester approves for our selection. Richard said we could, but we have to move on. Dick was asked as secretary if he would contact Bob and see if can send the forms electronically.

Keith said he would recreate the document if Dick Hexter could not contact Bob and get his computerized copy. The Association would need to be able to make changes to the document so scanning would not be beneficial.

Richard asked about hot pink sticky notes that we discussed as a way of notifying homeowners about the messes behind their fences, the more he thought about the notes he didn't think that was the way to go, he thought personal contact would be better. Ron suggested sending them a letter. Rod agreed with Richard and the idea of personal contact; send a letter asking them to call, if you can't contact them. It was agreed that's the way to go, except we can't leave it all up to one person to do all the work. If you see a problem, go ahead and take it upon yourself to contact the homeowner. All were in agreement.

Richard wanted to know where we stand on the issue of revising our Covenants. Steve reported they are just about ready to go

#### NEW BUSINESS:

Richard asked what was being done about the maintenance of the website. Jim Kelly said he would be happy to handle the website work and he will talk to Brenda so she can explain the system she is using. Richard said he would let the two of them work it out.

Chickens in the neighborhood, the city ordinance does not have anything against them, but our covenants do say no livestock in our development. Unless we get a lot of complaints, Keith may keep his chickens.

Rod has a proposal for the board, and that in view of our financial situation that we cut back on watering and mowing. Ruth made a motion that we cut back on watering to every other day on all eighteen timers. Rod after much discussion made a second to the motion. Rod stated that we as a Board should have access to all of our timer boxes. He also said he would talk to Liz and discuss the possibility of cutting back on mowing and also cutting back on our tree program. All were in favor with one nay vote by Richard.

Jim Kelly wanted to know if it was possible to send out the newsletter electronically. It was discussed that getting them to look at it would be impossible; we know they will look at it in the quarterly statement, and it doesn't cost any extra postage. It could be posted on the website and have people sign up to have a notice sent to them that the newsletter has been posted.

Richard wanted to know if it would possible to send out a special newsletter with the addresses of all the people who are violating the covenants regarding illegally park campers, boats and trailers in their driveways and" SHAME" them. It was

discussed that you would get all addresses on one day and get it mailed the next day because they move in and out so quickly. And then there is the cost of the extra postage.

Keith wanted to bring up the cost of the website as long as we are talking about saving money. He suggested using the NING site because it's only \$19.00 a year and you could have multiple web masters and save the cost of a web master. Jim and Keith could share the duties.

Richard made the motion to adjourn at 7:20 PM seconded by Rod

Meeting adjourned at 7:20 PM.

Richard Hexter Respectfully submitted,