

ASSOCIATION - MEETING MINUTES - January 25, 2005

Meeting was called to order at 6:10 p.m. by President Ron Ewart, who introduced the current officers: Ron Ewart, President; Jenny Phenicie, Treasurer; and Debra Corbett, Secretary. Next he introduced our attorney Ron Beal, who was present at the meeting to field questions, and also Liz with Cutting Edge.

Ron again made it clear that covenants are available to all homeowners and actually had copies on hand for people to take. Ron works for Eli & Associates so he is very knowledgeable but also lives here and would like to work to make the neighborhood nice.

Ron declared an agenda for the meeting:

1. To add 2 more members to the board.
2. To discuss creating a web site; we currently have a member, Brenda Shimek, interested and willing to create a web site for us.
3. To create By-laws.
4. To discuss Issues Committee.

Jennie gave out copies of the Treasurer's report, made all members aware of what our money is being spent on. Also talked about a bid from True Green Chem Lawn for weed spraying, we would get a discount if we paid in advance, and also they will give us a notice before spraying.

Prior meeting's minutes read by Debra Corbett and accepted.

Ron again mentioned expanding the board to 5. Because we need more members voting to change any by-laws, policies, etc., it was decided to send out a ballot in the next newsletter regarding:

1. Can we expand the board from 3 to 5 members?
2. We had 2 gentlemen who were willing to be board members: Brent Greer and Virgil Riley, members could vote to elect them or do a write-in on their ballot.

Regarding the web site: Brenda has investigated and it will be \$9 to register the domain name, and \$10 a month to have an interactive web site.

Positives to this are that info will be readily available and more accessible to members. Marcus Jackson moved to create a web site, this was seconded and ultimately passed unanimously. Thus it was decided to add to the above ballot a choice for members that they could be notified of bills, events, etc., via E-mail or regular mail. This could then ultimately save the association money.

Liz from the Cutting Edge came to address the association and field questions. There will be a couple of changes this summer. Mowing will be done on Thursdays. True Green Chem Lawn will be working with Liz and she will let them know when the lawns need spraying, which will keep them healthier. She requested for us to pick up after our dogs because when she has to stop mowing to pick up dog poop it actually costs us more money. This is also just common courtesy to your neighbors - keep your dog on a leash and clean up after it. Also please clean up any grass you may send out into the street or the sidewalks. If you see dogs not on a leash, please feel free to call Animal Control.

The new trees that are being planted in the boulevards need a good hand watering daily when they are planted. No matter how good your sprinkler systems are the trees need more water than that to get a good start. And as they grow, you need to

water further out around the base of the tree to ensure it gets plenty of water.

When members were allowed to ask questions/make comments, they mentioned that the people driving the 4-wheelers for plowing were not being very careful. Liz was going to speak with them. All in all people seem happy with Cutting Edge's service.

Then the floor was opened up for questions/comments. Marcus Jackson asked: "Can you put a fence on a utility easement?" The answer here was no. Fences should be only to your property line. The alley is 30 feet, cannot fence into easement. Members are not supposed to park anything permanent in the alley. This also brought up a long discussion regarding people who do have fences where they are not supposed to be and also people using improper fences, too high in the front yard, etc. Several members suggested having people move their fences. It was elected to allow the Issues Committee to address this. They were to be meeting on February 9th, 6 pm at Perkins.

Next the issue of overdue/delinquent Homeowner's Association Dues was brought up. How do we recover this money? Jon Beal suggested sending a letter with the next billing, and if we get no results from that, to next take legal action. It is always a possibility to send delinquent members to collections or put a lien on their property. It was also voted to begin charging 14% interest on delinquent dues beginning with next billing.

There is a convenience store/coffee shop going in on the corner of England and Mary Jane in the empty lot; that is something to look forward to.

There were some questions regarding the covenant about having yards in within 6 months. It was clarified that it is within 6 months of good weather and it is most important that you are at least making progress.

Someone brought up the issue of sex offenders. It was recommended that anyone who wants to know about this go to <http://state.mt.us> web site for a list.

Meeting was adjourned at 8 pm