

16-May-2011

Board Meeting

Board Members in Attendance:

- Secretary-Cyndi Avender;
- President-Bob McConnell;
- Vice President-Tim Sullivan;
- Treasurer-Greg Buckner;
- Director-Drew Barthle

Other Non-Board members in attendance:

- John Avender;
- Al Causey;
- Arc Committee Chair - Sandi Shea

Meeting Called to Order: 7PM

Agenda

Approval of Minutes – 2 approvals required

- Bob will no longer post minutes immediately upon receiving minutes
- All Board members requested to review minutes within 7 days, then minutes will be posted
- GAM – Updates/edits required – Cyndi to edit and send edited version back to Bob; all Board agree with process of minute updates – Minutes will remain open pending approval; discussion related to GAM regarding past emailed discussion Gnome project – Drew concerned Nay vote never took place, 4 Board members agree Nay vote happened, **Motion passed – Motion stands**
- April Board Meeting – MOTION to approve – Unanimous approval - **MOTION PASSED**

Old Business

Architectural Committee update – Bob –

- Emails concerning 7 day interval were received by Bob
- Person filing complaints - requested posting person filing – Arc committee voted against posting names to keep from harboring grudges between neighbors – Tim agrees against posting names so that people won't feel slighted because neighbors have a right to complain – so leave the complaint coming from the Arc Committee (a panel of 7). Drew opposes anonymity so that it may prevent petty issues – if a neighbor feels strongly they should put their name on it. John Avender – does it have to be even/or? Can there be an option? Tim – if anonymous complaint may have less merit because it remains anonymous. Bob- violations need to be validated. Drew discussed with 9 neighbors agree they would like to have complaints named

- VOTE: uphold ARC Committee decisions to have complaints remain anonymous - in FAVOR – Tim, Cyndi, Bob; opposed – Greg, Drew, VOTE PASSED – **ARC COMMITTEE DECISION TO HAVE COMPLAINTS WILL REMAIN ANONYMOUS**

Money – Greg - \$8118 primary checking; money market \$7500; receivables \$255; accounts payable \$0

Concrete Repair – Swimsapes complete? – Tim – still open, not completed

GAM –

- Establish Dates for August and November: August 18, 2011 6:30PM, same location. November 3, 2011 6:30PM, same location
- GAM November (Board Elections and Arc Committee)
 - Arc Committee – elections? What if we don't get enough volunteers? Selections? Board decides? By-Laws state: the Committees are appointed by the President. Election committee – requires 3 volunteers. Wait until August and request at GAM?
 - Motion vote for 2012 board to assign new Arc Committee – in Favor Tim-bylaws mention president assigning committees, Bob, Cyndi, and Greg in Favor; opposed – Drew – interprets bylaws differently, suggests to bring up to GAM for a community vote. **Motion Passed. Bob to research bylaws – to confirm Presidents responsibility. Will be discussed again in Board meeting June 9, 2011 7PM.**
- Need to solicit volunteers for election committee

Minutes recording

Add board voting results to minutes

List action items and decisions- agenda is online as requested

Visitors will be asked if they want time on agenda or just conversation after meeting is closed

Listing action items in minutes format

Expense Limit for Board Decisions:

- implement a limit
- Drew- capital improvements require 75% community approval.
- Sandi – common area improvements require community quorum approval.
- Greg- something outside the budgeted items, if we are within the budgeted items, it only needs Board approval
- Tim – can't place a number on limit
- Decision: make no changes

Fence financing proposal –

- Drew – discussed at GAM, community needs to vote, if Board takes on this process, we take on the financial responsibility, board handles the claims or the Homeowner – who decides. Magnitude of this decision should be giving to the community. Community needs to understand with a fence committee dues may increase. Fence Committee will need to decide one panel, one picket, etc. Cross issues as they occur
- Bob- community needs to see the process, community wants to decide, if coming out of HOA funds, claims to be made to HOA? Fence Committee? Responsible to individual because it's difficult to decide who will be handling claims? If community gets voted in, then the budget needs readjusting for Fence budget.
- Tim – members vote AFTER Board offers recommendation. Support or oppose Board's decision? Not finding issues with how we used to deal with fence problems. Prepare data, give recommendation, offer vote. Deal with issues as they occur. Option of special assessment: do the entire fence for \$100,000. Monthly payments increase and changes made as needed.
- Sandi- standards need to be made with how the fencing will be set, privately homeowners can't just remove fencing and not replace. Show community the monetary?
- Greg- monetary isn't the issue – people will NOT volunteer and community is left with a dilemma.
- Three options offered for August vote:
 - HOA responsible for perimeter fence repair – associated raised dues
 - Homeowners responsible for own fence repair and upkeep
 - Special assessment to replace all fencing at once

Fence Design Enhancements – Phil Green – Greg sent note, received Phil's email – wheels do not assist with the gate, it would cause more of a problem. When the motors need replacing, the recommendation is for an upgraded motor for this sized fence.

Assign a vote counter – August and November GAM – Tim Sullivan designated task for Yeas and Nays. Homeowners will be told by Tim, one vote per household/ proxy votes explained

New Business

Tim Sullivan Lawn Care has notes complete with pricing – current provider notified of 100% price increase, Drew discussed that old provider cut his sprinkler lines

- 5 estimates for Lawn care requested (checked rankings on Service Magic.com)
 - J and L property solutions has the highest ranking - in business since 2009
 - 3rd generation services has second highest ranking – in business since 1990 - chosen for money savings \$420 per year, longevity in business, high ratings on independent voters

June Board Meeting: conflicts in time- reschedule for June 9, 2011 7PM same location

Board member concerns with board transparency – Drew – correct reflection in minutes regarding votes in favor and against; once vote is called (Robert's Rules) there shouldn't be discussion; procedural items should be followed strictly "The Board recognizes..." Precedent must be set. Emails shouldn't be sent around about discussion, to avoid miscommunication. Votes need to be reflected per who votes. Bob –

I'm willing to give up Presidency to anyone who thinks they can do a better job because I don't think I'm leading a cohesive board, to Drew – do want presidency? If no one else wants presidency, then all Board members need to be on Board with decisions. Drew-problems were occurring and we need them documented. Tim – it is how you say or write things, comments written created a split house regarding petition. If board makes any decision, and one member doesn't PERSONALLY agree with board, they keep their opinion private not discussing with other homeowners the dissention. Concerns with members being left out of other board conversations

Al Causey – design standard document to be published when? Will standards be grandfathered in? IE – satellite dishes within ...feet of the house. Fences – VAGUE – does need flexibility. Fence replacement: part of capital money for road and fence for the future. Capital money was set aside for future replacement of fence, to keep uniformity of community. Not fair to be responsible for “me” to pay for “your” security. According to By Laws, it is the Homeowners responsibility. Capital fund were for fence to be replaced in full, not pieces of fence replaced as needed. What's AC focus or standard made for fence maintenance?

Greg – fence – capital reserve was based on repaving the road – treasurers intent to not limit that capital money, example added the fence, needs to be defined what to be replaced. \$5000 per year is capital fund as reserve fund for major expenses. \$100,000 would be raised in 20 years.

Drew – fence is 6 years old, can get 10-15 years out of fence, but it will look bad. Within 5 years, fence will come down, we will need to address

Bob – board still needs to review – intent of document IE fencing needs to be addressed, because some writing still needs review. We will publish a “guide” to establish what has been followed in the past. Don't know any way, or plans, or basis to make plans retroactive. By Laws are OVERLY vague. What's occurring is an expansion of by laws, not a tightening of the bylaws. What our money is spent on is up to the community, and if the community decides for fencing, that's fine. The voting needs to be set for who is responsible: HOA Board or Community? And if HOA Board, HOW? Arc Committee recommendation: give a lot of thought BEFORE creating violations. Fencing issue remains open.

Sandi – standards are basic guidelines set previously by the builder

Round Table

Drew- last lawn care man mowed over his sprinkler system and destroyed , is there an option for him to replace. Tim suggested easier to replace himself than fighting with exiting lawn maintenance contractor.

Meeting adjourned 8:45PM.