

Annual Homeowner's Meeting

May 22, 2013

In attendance: Heide Burke, Margie Kerr, Andrea Ranaghan, Beth Acton, Ellen Evans, Nancy Davis, Lindsay Clokey, Christine Collins, Mary Pat Bozel, Susan Nichols, Mike Husselbee, Deb van den Burg, Vince Burke

Meeting called to order at 7:32 p.m.

Introductions made

Approval of Previous Meeting's minutes

- change was requested to add to the President's report from 4/24 to include the discussion of a reserve bank account by Corey Bradley as President

President's Report (Heide Burke)

- It was discussed that we would like to start meetings on time and be done in one hour. Heide asked all to keep strictly to the agenda and save any new business to the end.
- Court date for resident in arrears is set. We are asking for only the attorney's fees and collection fees in addition to the amount owed. Interest is being waived. If no payment or response by June 7th, Heide will go to court with our attorney.

Treasurer's Report (Nancy Davis)

- 112 people have not yet paid for 2013 Assessment
- Treasurer will bring all paid bills for the month to each meeting to help with questions on expenses.
- Not going to do one big spreadsheet that shows all months on it. Instead, one spreadsheet per month will be made.
- Working on getting signature card signed by all, see her at the end of the meeting.
- Will be opening a separate account for "Reserve" as discussed in prior meeting. All money put in that account will be used for repair and replacement of items in the common area/pool area.

Architecture Committee (Marilyn Magner- chairperson, not present)

- Marilyn Magner is unable to continue in the position and is stepping down.
- Currently Margie Kerr is going to handle all Architecture requests for the Board.
- Margie will appeal to the current list of people for Architecture to see if we can get a full time, non-board member to run the committee.
- Margie checked on the house on Retford Drive with the long grass, called the county, does look like it got cut without county assistance though.
- House on Derby Court that is falling apart. May be abandoned for as long as a year. Margie will call the county.

Chatter Committee (Anne Ryan Chairperson, not present)

- Anne printed and delivered the May Chatter
- She would like a replacement to chair this committee. Vince Burke offered to do the next Chatter if a new chair is not found by then.

Common Area (Mike Husselbee chairperson)

- playground mulch arrived. Residents are being asked to help spread onto the playground throughout the remainder of the week.
- Fountain in the pond has been replaced by Steve Hopkins. Breaks occasionally because fishing line gets tangled in the motor and blows the motor.
- Vince Burke mentioned cleaning the fountain on an annual basis if not more often.
- The pond is disappearing and community members are complaining. As it is a storm water requirement, we cannot simply fill it in. A motion was made to create a Pond Committee, names were mentioned like Steve Hopkins, Ralph Mueller, Tom Scott. Heide will handle contacting them regarding their help.
- No trespassing signs were put up on the perimeter of the common area. Trying to make it clear that we are not responsible for things that happen to non-residents for insurance purposes. Also trying to make it clear that non-residents should not be using the common area without a resident with them. It was suggested to create a form letter explaining our stance and mailed to non-residents who border our neighborhood
- Mike Antoniak is still working on getting new camera system. Budget is currently \$3000 for cameras and \$800 for internet. The new system will involve video monitoring that sends e-mail alerts.

Mom's Group (No chair at this time, looking for replacement)

- a discussion was made to post a sign at the pool looking for interested moms
- Any events for children are currently being handled by Social Committee.

Swim Team (Lindsay Clokey chairperson)

- currently recruiting members for swim team, currently at about 50 members and would like more
- Web site is updated
- can't be on swim team if not a member of the community
- Asked about swim team for working parents after 5 p.m. Lindsay indicated that they tried that in the past with not enough use by residents.

Pool Committe (Mary Pat Bozel – Chairperson)

- Opening Day is Saturday May 25, All going as scheduled, Andrea Ranaghan will be at the table on Saturday updating the database and checking paid/unpaid. Bozel will be running with other volunteers. Board should update Bozel with dues paid online or via P.O. Box so that people will not be denied.
- New Activities scheduled at no additional cost to community. Movie Nights, Yoga, Swim lessons, Water Aerobics, etc. Gate Fees, Rental Fees, and Vending will be used to offset any cost incurred if fundraisers do not cover the costs.
- Margie is asking about money coming in for fundraisers and wants to know if it is going into the budget. Mary Pat explained that she has always used the money for things for the pool, but because these are fundraisers for the pool, it does not need to go into the main accounts.
- Several people at the meeting expressed concern over serving food without a license and permission from the health department. It was discussed that many fundraisers do not involve food serving licenses and an example would be swim team concessions.
- Margie questioned the swim lessons and if there was an additional cost to the community for guards and insurance purposes. Mary Pat assured her that insurance company has been asked and we are not liable as long as the waivers are signed. Also the person giving the lessons is covered by pool company as he is their employee.

- A motion was made by Beth Acton to have all money made by the pool committee to stay with the pool committee for use as they see fit, all proceeding will be reported to the Board. No one seconded, and no vote was made on this. Vince Burke and Susan Nichols both stated that they would like to see the money raised and where it is going. Mary Pat will be keeping an accounting for the Board as usual.
- Finally Mary Pat asked for \$2,100 up front to cover an annual movie showing license. All money will be returned to the community by Mary Pat and her pool fundraisers. Beth Acton made a motion, Andrea Ranaghan seconded, Passed 4 in favor (Acton, Ranaghan, Evans, Davis), 1 opposed (Margie Kerr)
- Petty Cash of \$500 was requested to keep for pool committee expenses. Tabled for the next meeting for time.

Reserve Committee (Mary Pat Bozel - Chairperson)

- Mary Pat Bozel provided accounting of the reserve funds from 2012/2013 for all to look at
- Mentioned that we need a large sum in the future for parking lot and possible other repairs.

Social Committee (new committee co-chairs: Tom Benton and Christine Collins)

- Pool opening is set and food is ready to go.
- There will be a bike parade on opening day, Saturday the 25th of May.
- A suggestion was made that flyers go out for events in the future to ensure everyone is seeing the announcements. Not everyone is seeing e-mails, Facebook and the front entrance signs.
- Margie was worried about flyers and chatter being put in mailboxes. We assured her that we are not putting them in mailboxes and will be sure to remind distributors in the future.

Website Committee (Vince Burke – Chairperson)

- calendar is up to date
- some Board members are still learning to use
- go to Heidi for password to upload
- Discussion was made to add Margie to all e-mail lists so that she can see communication. Vince suggested that this was too much to have the web site person to update annually. Decision was made to have the board update Margie monthly on all e-mail communication and that we will continue just to add President, Vice President and Board Liaison.

New Business

- Scott Carey mentioned possible Wi-Fi for residents at the pool. We told him that Wi-Fi will be available with new security system and we are considering allowing use by residents with password.
- It was suggested that the \$2,100 given to Pool Committee for the movie license be a line item in the budget to keep track. Agreed.
- Next meeting will be June 19th at 7:30 p.m. at the pool.

Meeting adjourned at 9:15 p.m.