

Wednesday January 16, 2008

Board Members present: Kim Zavasky, Jennifer Roynan, Larry Giannone, Melissa Waltrich, Sheri Thompson

Homeowners present: Fran Tendall, David Marks, Rob Aronow, Genet Zerihun

Meeting Location: Melissa Waltrich's home

- Reviewed and approved last meeting's minutes.
- **Treasurer's Updates:**
- There was still one outstanding Community Association Fee due; since the meeting, contact was made with this homeowner and payment was finally made.
- The board decided at the last meeting that names would be posted in the minutes of any homeowner that is delinquent in paying their dues. This warning was also placed in the letter given to homeowner's for 2008 dues.
- There was further discussion about changing late fees for the future. In the 2008 letter it is stated that a late fee of 15% per annum will be charged for all late payments. To raise this fee, we would need to take it to vote at a future board meeting. We have not ruled this out, but will discuss it further if we continue to have problems.
- Larry presented copies of the budget which included all incoming and outgoing expenses for 2007. We are currently under budget due to many resale packets being sold this year and a dry summer which resulted in fewer lawn cuttings.
- Discussion of the walking trail continued from our last meeting. We had a quote of \$300 to remove the tree's behind the Geissel's house. They will remove the trees and spray the roots to prevent any future growth. We will hire this contractor in the Spring.
- There was a quote of \$3227 to sealcoat the walking path. Due to this high price, we will continue to get other quotes and plan to take action in the Spring.
- An additional quote of \$2160 was given to rip out and repair the portion of the path that was damaged from the trees. We will put this on hold until next year, to distribute our high costs over 2 years.
- There was further discussion regarding the trees that need to be replaced at the front trail. We believe these trees have already been replaced once, so we will contact some landscapers to see if there is a problem with the soil, etc. We will make a decision in the Spring about whether or not to replace them.
- We are looking into getting a new landscaper for this upcoming year. A quote came in from someone new who feels they can make a significant difference in the appearance of our common ground areas. The board agreed that we should increase the landscaping budget to improve the quality of the work being performed. Larry will get a few other quotes, then we will make a final decision before the first Spring cut.

- Decision was made to change the fee for resale packets from \$175 to \$250. Other associations have these fees, and this is closer to what the average going rate is.
- Concern was raised over the quantity of trash that is getting blown around into the common area woods. We would like to remind everyone to take responsibility for their trash and their trash cans. Please be considerate and pick up any trash that blows out of your cans/bags at trash collection time.