

Tuesday January 20, 2009

Board Members present: Kim Zavasky, Larry Giannone, Melissa Waltrich, Vicki Gempp, Jennifer Roynan

Homeowners present: Fran Tendall, Rob Aranow

Meeting Location: Jennifer Roynan's home

Treasurer's Update: A financial report was distributed showing all incoming and outgoing expenses for the 2008 year. There were some extra expenses this past summer, but we still came in just under budget. In the past few years we have had a lot of extra income due to many homes being sold and revenue generated through the purchase of resale packets. However, because we have only had one home sold in the past year and a half, we discussed the need to re-evaluate our budget for the upcoming year. Annual dues have not been raised in 5 years and because of tough economic times for everyone we did not want to cause added stress to anyone. It was decided to make adjustments where possible in the budget, which allowed us to only raise the upcoming dues by \$25. We will have to re-evaluate the budget at the end of 2009 and consider an additional \$25-\$50 increase next year.

As of January 20th, all 2008 dues were paid. As a Board we discussed our policy for 2009 should dues not be paid in a timely manner. The process will be as follows:

1. All payments are due by the designated date. A late fee of 15% per annum (1.25% per month) will be charged for all late payments.
2. Homeowners who do not make the deadline will be contacted by a Board member by phone prior to the 2Q Association Meeting (scheduled for April 21st).
3. If payment is not received or an agreement on payment is not discussed prior to the 2Q meeting, names will be published in the meeting minutes.
4. If no payment is received following the 2Q meeting, per Section 13. Assessments of the by-laws, a lien will be placed on the home.

Landscaping Update: Larry presented quotes from 7 different landscaping companies for review. We discussed the pros/cons of each, but in the end decided to go with the least expensive to prevent our dues from being raised further this year. 'Biase' was chosen as the most likely candidate, but there will be further negotiations with him regarding his quote. Biase has done the landscaping for several years prior to our switch to Satiro last year.

Miscellaneous topics: 3 small "Please curb your dog" signs have been purchased, and will be placed at the entrances of the paths.

A reminder to homeowners parking cars on the street. As a courtesy to neighbors, please park cars in front of your own home when possible. Also, try to avoid blocking the sidewalks with vehicles hanging out of the driveway.

Just a reminder that if you aren't already on the Skippack Ridge website's directory or added to the 'everyone@skippackridge.com' email distribution list, please send an email to webmaster@skippackridge.com or visit <http://www.skippackridge.com>.