

Meeting Minutes Report

Meeting Purpose	Monthly Trustees Meeting	Date:	5/4/2007, 11:30 – 13:00 EST
Meeting Attendees	Neil Wheeler Len Fisher Ann Moore Marty Luxeder	Location	Scramblers

Meeting Minutes:

1. Becky McInturf resigned as Secretary, so Neil Wheeler took minutes.
2. The Treasurer's Report was reviewed, discussed, and accepted.
3. We discussed the directory distribution. The Directories have been distributed except Ann's area. She will work to get these out soon.
4. We discussed the By-Law Change voting. We have 180 ballots received, and need another 100. We will be going for a second try through the neighborhood. Len offered to take Park Lawn. Neil would like to do a mass email. Marty will try to get this to work.
5. The 2006 Drainage Maintenance report was reviewed and discussed. They used \$6,000 from last year's tax collection.
6. We discussed the new street signs. Len was concerned about the readability and the crooked post on Old State. There will be a walkthrough today to review the signs with the installer.
7. We discussed the Radon Testing Meeting. Len would like to have a pre-meeting with the presenter before it is given to the Association. Neil will schedule this for Tuesday 5/15/07.
8. We discussed the Garage Sale. They are collecting the money and have some participation. Marty suggested that we have ballots at each house. Neil will follow up on this idea.
9. The light on pond #3 was discussed. It is still not working. Ann will hold the \$15 bill until it is fixed.
10. The sprinkler at the north entrance was discussed. The Water Company wants us to have it inspected before using. The inspection costs approximately \$150. We did not use the sprinklers last year, and pay a \$10 minimum bill each month. We discussed whether the sprinklers are even required, as this is money just being thrown away. Neil will speak to Green Shoes and get their opinion on whether watering is needed.
11. We discussed Dues Collection options. Len contacted a collection agency whose owner lives in the Shores. They would charge 33% of the bill for collecting. They would report to the Credit Bureau. If they file a lien, it would be 50%. We discussed that the trustees filing a past due report with the Credit Bureau would cost \$250 a year. Filing a Lien is approximately \$100 for each lien. All agreed to use the Collection Agency pending final input from Ron Fresco. Len will contact Ron. We discussed the 2006 non-payment list. All agreed to waive the Bahnick past due amount due to lack of 2005 records. All the others will get a letter stating that we are moving forward with a Collection Agency, and that the Collection Agency Processing fee would be added to their bill. In addition, their Credit Report will reflect the past due payment. Ann will send these out to the 2006 non-payment list.
12. We discussed the tax abatement on the VAC parcels. Mike Shuk got back with Len, and told him that the valuations were valid, and the taxes would not be reduced. The 9 acres at the south entrance is valued at \$171,000. There was some discussion and about how to take advantage of this valuable property with no consensus. It was suggested that we bring this up at the next Homeowner's meeting to get input.
13. We discussed voting on the website. There was no report. Len will follow up with Ryan Nicholson. Marty will check with Willow Springs HOA.
14. We discussed the May 30 General Meeting. Ann has reserved the Orange Township building. Len will create an agenda for Trustee approval. We agreed the agenda should go on the website and the signs should go out at least a week before.
15. We discussed speeding in the subdivision. All agreed there was little that the trustees can do, as the trustees have no control of the streets. Len will ask the Sheriff, if additional patrols or speed monitoring can be done.
16. We discussed the Welcoming Committee. There was no report.
17. Neil went through outstanding email from the month. He will respond to homeowner emails, so a sense of urgency is known by the homeowner. He will then forward to the appropriate person.
18. The next meeting is June 1, 2007 at 11:30 at Scramblers.

Issues / Action Items:

Meeting Minutes Report

Issue/Action	Owner	Status	Comments
Choose a Secretary	Trustees	In Process	
Complete directory distribution	Ann	In Process	
2 nd try for By-Law ballots	Neil	In Process	
Send By-Law Ballot email	Marty	In Process	
Walkthrough and approval of signs	Trustees	Scheduled	Scheduled for 17:00 on 5/4/07
Schedule the Radon meeting	Neil	In Process	Tentatively scheduled for 5/15/07
Follow up with Garage Sale Participants for By-Law Ballots	Neil	In Process	
Pond #3 light fixed?	Len	In Process	Bill to be held until fixed
Sprinklers needed at north entrance	Neil	In Process	
Get input from the homeowners on what to do with the 9 acres	Len	Scheduled	To be discussed at the next Homeowner's meeting
Get Ron's opinion on the Collection Agency	Len	In Process	
Send final letter to the 2006 non-payment list	Ann	In Process	
Follow up with Ryan Nicholson on online voting	Len	In Process	
Follow up with Willow Springs on online voting	Marty	In Process	
Create agenda for General Meeting	Len	In Process	Needs to be created and approve by 5/23/07
Update website and put out signs	Marty	Not started	To be done at least by 5/23/07
Contact the sheriff about speeders	Len	In Process	