

Meeting Minutes Report

Meeting Purpose	Monthly Trustees Meeting	Date:	7/13/2007, 11:30 – 13:00 EST
Meeting Attendees	Neil Wheeler Len Fisher Ken Hagen Raveesh Duwan	Location	Len's House

Meeting Minutes:

1. Len called the meeting to order.
2. We reviewed the minutes from the last meeting. They were accepted as presented
3. Ann was not present, so no Treasurers Report was presented.
4. We discussed the By-Law changes. Neil will print a copy of the final version and route it around for each of the Trustees to make a notarized signature. Once signed by the Trustees, Neill will file it with the recorder, place a copy on the website, and send a postcard to the homeowners.
5. We discussed the Policies Statements. Len requested that they be approved and then put on the website for public consumption. Neil asked that Ken and his committee understand the policies before they are posted. Ken has reviewed them, so they will go on the website.
6. We discussed the sprinklers. Karen Marsman volunteered at the last General Meeting to provide an estimate for the South sprinkler system. Len reported that if we turn off the water it would cost \$5,000 to turn it on. A back-flow test was not done. Len asked them to turn off the water, but not pull the tap. We will continue to pay the \$9.60 per month until we decide to permanently turn off the water (if that is decided).
7. We discussed the pond lights. The lights are still not fixed. Len asked Aqua Doc to come out and tell us what is wrong with the lights. They have determined the light systems need replaced at a cost of \$1,000 each. Len polled some of the neighbors and they agreed that the lights are not that important. Len recommends that we not repair the lights and pay them for checking the lights. He does not want to pay the \$15 for the light bulb. All agreed to pay the bill, and not repair the lights. We discussed whether this decision should be put on the website. All agreed it should be put on the website. Neil will work with Marty to get this done.
8. We discussed Dues collections for overdue bills. Ann was not present for an update. Neil asked about the Collection Agency status. They are ready to go when we are. There have been no payments in the last few weeks. We also have the process for filing liens if required.
9. Electronic voting was discussed. Len reported that he has been unable to contact Ryan Nicholson about online voting. Raveesh volunteered to help with this. He will look in the free-ware arena and make a recommendation. Neil recommended he talk to Adam McCrea to make sure how it might interface with our website.
10. We discussed the 9-acre parcel. The current zoning is a library, pool, or public hall. The Delaware County Library is interested in a portion of the land. The Library Board of Trustees has expressed strong interest in the land. They are having an architect look at the property to see if it is viable. At the last General Meeting, there was some interest in a library, and many just wanted to leave it alone. Len has told the Library we want to have a buffer for the homeowners. Neil asked about how we address the church's interest. Len asked that Neil get back with the church to let them know that it is not zoned for a church. Len will speak with Ann about getting the committee in gear. Len has asked the Library to present at the next General Meeting, and there was discussion about delaying their presentation until the Trustees and the 9-acre committee has a chance to have input. Len recommended that the Trustees meet to discuss with the homeowners that are directly affected.
11. Ken gave a report from the Architectural Review Committee. Ken has responded to the grass cutting, construction issues, and boats. 49 lots have fences. 18 seem to violate the Deed Restriction. Ken is wondering whether the lawsuit should be continued. Ken believes that we cannot enforce the fence policy. Len reported that the two attorneys are now negotiating what to do about the fence. Ken recommended that the Trustees develop a clearly agreed upon policy. Neil and Len said the Fence Policy does that. Ken is telling people that they can appeal to the Trustees or get the votes to change the Deed Restrictions. A boat on Wellston Court needs to be looked at. Neil will talk to Don Shepherd to find out what is going on with the boat.
12. We discussed the committees and there was no report. Each Trustee needs to follow up with their committee.
13. We discussed the Ash Trees. The inventory of the Ash trees is still on. Neil requested that we not only document the placement of the trees, but also the size.

14. We discussed the last bill from Green Shoes. All agreed that the date for the cuttings be put on the bills. Neil will call them about this.
15. We discussed the erosion fence that needs taken down. Neil will take it down.
16. We discussed Panic Lighting. We can get a substantial savings if we fill out an account information form and fax it to them. Len will give the form to Neil for faxing.
17. We discussed the missing sign. Shannon will put out a request asking for the sign. We will also do an email blast. Len will ask Dick Gladman if he has it.
18. Len got notice that the taxes on the 9 acres parcel have been reduced by 50%. We got a check for \$459 as a retroactive rebate. Len will ask Ann for a check to make the payment to avoid the penalty.
19. Meeting was adjourned.

Issues / Action Items:

Issue/Action	Owner	Status	Comments
Choose a Secretary	Trustees	Completed	Neil will do this.
Pond #3 light fixed?	Len/Ann	Completed	Determined not to fix it, as it will cost \$1,000 per pond.
Explore options for the nine acres	Ann	In Process	
Send final letter to the 2006 non-payment list	Ann	In Process	
Follow up with Ryan Nicholson on online voting	Len	Cancelled	Len unable to contact Ryan
Follow up with Willow Springs on online voting	Marty	Completed	
Policy for Trustee Purchases and other policies	All	Completed	Neil will put these on the website
Determine zoning options and limitations for the nine acres	Len	Completed	The current zoning is a library, pool, or public hall
Phase One Storm Sewer Maintenance	Neil	On Hold	Will bring this up in 2008.
Contact Collection Agency and get contract	Len	Completed	They are ready when we are.
Rental Home Guidelines	Scott Crow	In Process	
Create a Purpose Statement for the nine acre project	Ann	In Process	
Send a postcard about the Bylaw changes	Neil	In Process	
Find out if the by-laws need to be filed	Neil	Completed	Yes, they need to be filed with the Delaware Recorder. It will cost \$100.
Contact Wendy and Steve about Trustee nominations	Ann	In Process	

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Contact Joe, Ravish, and Chris about trustee nominations	Len	Completed	
Research cost of sprinklers at South Entrance	Karen Marsman	In Process	
Remove mounds from the street signs	Neil/Mark	On Hold	This will be done next year after the dirt has time to settle.
Drainage ditch repair	Green Shoes	In Process	
Inventory Ash Trees (size and location)	Len	In Process	
Contact arborist about ash tree removal and replacement	TBD	Not Started	
Trustees to sign the new By-Laws	Len/Neil/Ann	In Process	
Post policies on the website	Neil	In Process	
Post decision about pond lights on the website	Neil	In Process	
Research an online voting solution	Raveesh	In Process	
Speak to the affected homeowners and get feedback on the Library proposal	Len	In Process	
Contact Green Shoes about putting service dates on the bill	Neil	In Process	
Remove erosion fence	Neil	In Process	
Provide Panic Lighting Form to Neil for faxing	Len	In Process	