

## Meeting Minutes Report

<b>Meeting Purpose</b>	Monthly Trustees Meeting	<b>Date:</b>	7/27/2007, 11:30 – 13:00 EST
<b>Meeting Attendees</b>	Neil Wheeler Len Fisher Ann Moore	<b>Location</b>	Scramblers

### Meeting Minutes:

- Ann provided the signed By-Laws. Neil will file this with the County recorder.
- Ann provided a list of Committees and responsibilities. She will send an electronic copy to Neil so it can be posted on the website.
- Ann mentioned that Marty is on vacation, so she will send the home invasion letter to Adam for posting.
- Ann provided an Aqua Doc invoice, Green Shoes invoice, and taxes for paying.
- Len called the meeting to order.
- We reviewed the minutes from the last meeting. They were accepted as presented
- We reviewed the Treasurers Report. We are at 50% of overall budget and 41% of landscaping. Street signs were 7% over-budget. Taxes are 30% under budget due to rebate and taxes went down. There are 21 owners past due from 2006. Ann will mail the third notice to these people. Five people deducted \$8.00 from their bill due to confusing wording about Pay Pal. We will waive this due to the confusion. For the two vacant properties, Ann will research who is the owner and send them the bill. Ann will refund the \$176 overpayment. Ann will send the second notice to the 2007 over dues. The Treasure's Report was accepted.
- The New By-Laws are signed. Neil will take these to County Recorder and file a copy on the web site. We will not send a postcard, but will mention at the General Meeting and send an email.
- We discussed the electronic voting status. Len spoke to Raveesh, and he has found a free package. Neil asked that Raveesh provide a demo to the Trustees so we can evaluate if it meets our security and audit requirements. We also need to agree that he will run this from his server and Adam can link to it.
- We discussed the 9-acre parcel. Ann presented the five ideas. They include community gardens, library, Nothing/Open Space, Church, and a pool. We added community building and subdivide for lots. We will present these options at the General Meeting for the homeowners input. Ann would like to get the input from the HOA on the top preferences. Neil would like to get input from the homeowners that are directly affected. The next steps are to put a note on the website letting folks know we will be discussing this at the 8/22 meeting. It is important to let the homeowners have their say. We will ask a committee to research the top recommendations and present a recommendation at a special meeting. We will let them know the Library is interested. Len is following up on how we get a valuation on the property. Len feels strong about having a Library. We discussed possibly subdividing for home lots. Neil expressed concern about having a mammoth structure on the property. Len stated that the library was to engage someone to look at the property. Len will ask the library for a meeting with the trustees to discuss architecture considerations. The second meeting will be with the homeowners that are directly affected.
- We discussed ash trees. Len met with Dave Patton and Dave will inventory (size and location) on the VAC common area. Len will follow up to understand the disposal options on ash trees. Once we have a good inventory, we will contact an arborist to understand how much it might cost to have them removed, and replaced.
- We discussed the Welcoming Committee. Len contacted Luann and asked her to contact Karen Marsman about helping with the committee.
- Ann will update the committee list and send Neil a copy for posting in the website.
- We discussed Trustee sponsorship on the committees. Currently Neil and Ann split sponsorship. We will re-evaluate when the new Trustees come on.
- We discussed the missing sign. Len asked the County person, and he does not have it. Neil will purchase a new sign. All agreed.
- We discussed Ryan Hardy. Ann will call them and express concern. She will ask about how the HOA can help.
- We discussed the 2006 Audit. Len will contact Raveesh to find out if he will do this. Ann will provide Raveesh what he needs. The expectation is that Raveesh will provide the Trustees a report from the audit.
- We discussed the sprinkler system. Len contact Karen Marsman and clarified what we needed. She committed that she would have the info by 8/22.
- We discussed the 2006 property taxes. These are now paid and rebates received.

20. We discussed the drainage ditch repair. It has not been done, and is currently not an issue. Neil will watch if this becomes a problem.
21. We discussed homeowner perception. Some people are concerned about the neighborhood. We agreed that we need examples to address them. We discussed that we need to ask the homeowners if they want to spend the money on the sprinklers.
22. We discussed the home invasion. Ann has talked to the lead investigator. She confirmed that it was a robbery, and was targeted because it was known they brought home money from their business. Since Marty is out, she will ask Adam to put the information on the website and send the email out.
23. We discussed putting up No Solicitation signs at the entrances. We have to put them 10 feet off the road, and we are concerned they will not be seen. We will bring this up at the General Meeting letting people know to put up individual signs at their homes.
24. We talked about mailboxes and benches. The Doves were concerned about the color, but the color that Becky is using looks fine. We discussed the staining the benches. Ann will ask Becky for a price for them to stain the benches.
25. The next trustee meeting is 9/7/07 at 11:30 at Scramblers.

### Issues / Action Items:

Issue/Action	Owner	Status	Comments
Explore options for the nine acres	Ann	In Process	
Send final letter to the 2006 non-payment list	Ann	In Process	
Phase One Storm Sewer Maintenance	Neil	On Hold	Will bring this up in 2008.
Rental Home Guidelines	Scott Crow	In Process	
Send a postcard about the Bylaw changes	Neil	Cancelled	Determined this is not required.
Contact Wendy and Steve about Trustee nominations	Ann	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	On Hold	This does not appear to be an issue. Neil will continue to monitor
Inventory Ash Trees (size and location)	Len	In Process	
Contact arborist about ash tree removal and replacement	TBD	Not Started	Waiting on ash tree inventory
Determine disposal options for ash trees	Len	In Process	
Trustees to sign the new By-Laws	Len/Neil/Ann	Completed	
Post policies on the website	Neil	Completed	
Post decision about pond lights on the website	Neil	Completed	

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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	Completed	
Take By-Laws to the Delaware County Recorder	Neil	In Process	
Send electronic version of committees and assignments to Neil	Ann	In Process	
Post committee information on the web site	Neil	Not Started	Waiting on information from Ann
Post home invasion information on the website	Ann	In Process	
Research two empty properties to find owners and send them the past due bill	Ann	In Process	
Provide demo of the electronic voting application	Raveesh	Not Scheduled	
Determine if the electronic voting application meets security and audit requirements	Len, Ann, Neil	Not Started	Waiting on demo
Determine if Adam can link to the electronic voting application	Raveesh	In Process	
Put a note on the website and send an email about the 9 acre discussion on 8/22	Neil	In Process	
Reassign committee responsibilities when the new Trustees come on	Trustees	Not Started	
Purchase a replacement sign	Neil	In Process	Waiting on information from Marty
Audit the 2006 books	Raveesh, Ann	In Process	
Get quote on bench staining from Becky	Ann	In Process	