

## Meeting Minutes Report

<b>Meeting Purpose</b>	Special Trustees Meeting	<b>Date:</b>	5/18/2007, 19:00 – 21:00 EST
<b>Meeting Attendees</b>	Neil Wheeler Len Fisher Ann Moore	<b>Location</b>	Len's House

### Meeting Minutes:

1. We discussed By-Law Ballots and several were provided to Neil.
2. We discussed the bounced dues check. We now have the good check after much effort.
3. Ann stated that several homeowners were concerned they did not have a say in the purchase of the new street signs. We discussed how to improve communication around Trustees decisions. Ann will write a policy that will be shared with the Association concerning the Trustee purchase process.
4. Ann discussed homeowner interest in the nine acres at the South entrance. Ann volunteered to lead the exploratory committee.
5. We discussed who has expressed interest in the potentially open trustee positions. Wendy Boggs, Steve Straub, Joe Leone, Ravish Duwan, and Chris Burchinal have expressed interest.
6. We discussed lawns on Beaumont Square, and the boat on Alum Village. Nancy has a form letter that she will send out, but wants it to be from the Trustees and not her. All agreed. Neil will draft a policy statement for how we will handle out of compliance yards. Neil will also draft letters for boat and trailer parking, lawns, projects over 45 days, and signs.
7. Len discussed his findings on his Radon investigation. Len contacted the EPA and they suggested homeowners get a \$6 kit to test before getting too excited about buying mitigation. The EPA did acknowledge that Radon Systems is a reputable firm. The EPA contact was not willing to come to a meeting, but volunteered her phone number for questions. Neil will contact Marybeth at ODH and Radon Systems to arrange for a meeting date with the Association.
8. Len brought up the Engineering mailer that talked about the draining maintenance program. We discussed whether to bring the topic up again with the Phase 1 homeowners. Neil suggested we wait until next year. All agreed.
9. We talked about landscaping and watering at the North Entrance. Len instructed Green Shoes to plant hardy plants at the North Entrance like at the South Entrance. All agreed to cancel the water at the North Entrance.
10. We discussed the non-approved fence. Ron is going to send the final letter before filing the lawsuit. Neil will draft policies concerning fence interpretation, yard signage, and dues collection.
11. We discussed engaging the Collection Agency for the past due Association Fees. Ron Fresco has no issue with us doing it. Ann will send the owners their final letter saying we will turn it over to a Collection Agency if they do not pay by June 1. Len will contact the Collection Agency and start the contract negotiation.
12. Ann asked about rental homes. No one had an update. Neil will follow up with Scott.
13. We discussed the May 30 General Meeting. Len will create an agenda for Trustee approval. Once approved, it will go on the website and the signs should go out at least a week before.
14. The next meeting is June 1, 2007 at 11:30 at Scramblers.

### Issues / Action Items:

Issue/Action	Owner	Status	Comments
Choose a Secretary	Trustees	On Hold	Neil will do this until the new Trustees come on
Complete directory distribution	Ann	Completed	
2 <sup>nd</sup> try for By-Law ballots	Neil	In Process	
Send By-Law Ballot email	Marty	Completed	
Walkthrough and approval of signs	Trustees	Completed	

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Schedule the Radon meeting	Neil	In Process	Neil will contact ODH and Radon Systems to arrange the meeting
Follow up with Garage Sale Participants for By-Law Ballots	Neil	Completed	
Pond #3 light fixed?	Len	In Process	Bill to be held until fixed
Sprinklers needed at north entrance	All	Completed	
Explore options for the nine acres	Ann	In Process	To be discussed at the next Homeowner's meeting
Get Ron's opinion on the Collection Agency	Len	Completed	
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	
Policy for Trustee Purchases and other policies	Ann/Neil	In Process	
Determine zoning options and limitations for the nine acres	Len	In Process	
Phase One Storm Sewer Maintenance	Neil	On Hold	Will bring this up in 2008.
Cancel water at the North Entrance	Ann	In Process	
Contact Collection Agency and get contract	Len	In Process	Will be ready for collection by July 1
Rental Home Guidelines	Neil	In Process	Neil will follow up with Scott
Letters for boat and trailer parking, lawns, projects over 45 days, and signs.	Neil/Nancy	In Process	