

Meeting Minutes Report

Meeting Purpose	Monthly Trustees Meeting	Date:	6/1/2007, 11:30 – 13:00 EST
Meeting Attendees	Neil Wheeler Len Fisher Ann Moore Ken Hagen	Location	Scramblers

Meeting Minutes:

1. Len called the meeting to order.
2. Ann reported she transferred \$6,000 to avoid charge and get savings interest. Len would like to see more in savings. He and Ann will work on an appropriate balance.
3. We reviewed the minutes from the last minutes. They were approved as printed.
4. We discussed the By-law changes. Neil will re-type the By-laws since there is not a soft copy. Neil will find out if they have to be filed with the County. Neil suggested that a card be created and mailed. Ann suggested we have them printed and sent through a printer. Len will provide to Neil a name and number for a printer. Neil will coordinate a sign message with Shannon.
5. Ann mentioned that people put trash out and it will not be picked up until Saturday. We will try to remember to put out a sign to remind the homeowners the next time this happens.
6. Ann asked about the opportunity to add a request for the nine acres suggestions to the card. Neil will determine if it can go on. Neil will also ask Shannon to out the sign out reminding to submit ideas.
7. We discussed the new Trustees. Ann will contact Wendy and Steve. Len will contact the others. Neil will put the sign list at the right time. The election will be at 8/22 meeting. Neil will ask Shannon to put out signs asking for Trustee nominations. We discussed possibly just appointing them, but all agreed to let the homeowners vote.
8. Len asked about how the work would be distributed to the other two Trustees. Ann suggested that we all think about how to divide the work and discuss at the next meeting.
9. Landscaping and sprinklers were discussed. The feeling from the General Meeting was to provide sprinklers. All agreed to proceed with the hardy plants, research the cost of a sprinkler at the South entrance, implement watering next year. Neil will contact Green shoes about watering, trimming, creek repair and suckers.
10. Pond lights were discussed. They are still not working. Now two lights are out. We will continue to hold the check. Len has told them that we are holding the check.
11. Dues collection was discussed. Ann has the letter and will send to Neil and Len for approval. Ann researched the Pay Pal charge and feels the fee is fair. Neil provided Ann and email from the Berbericks about not having a 2007 invoice.
12. We discussed the online voting. Ryan Nicholson has not been contacted and Neil will speak to Marty about Willow Springs.
13. We discussed a Purpose Statement for the Nine Acres work. Len stated he felt it was important to document the details around the taxes and why we want to do something with the property. The Delaware Library told Len that they are considering the project. Len met with Dick Gladman. Dick said the property is designated as green space, but can be used as a community center, swimming pool, or a library. There was discussion about rezoning for a church and there was not optimism that the zoning board would approve. There were general good feelings about how a library might work for us. Monies from the property sale could be used for subdivision improvements.
14. Len mentioned that that he did confirm the Old State frontage by the Church is our responsibility.
15. Ann reported that the late fee on the tax bill has been waived.
16. We discussed new committees. Andy signed up for the Insurance and Legal Committee and the Budgeting Committee. Karen Marsman is helping with the New Member Committee. Ken and Bob volunteered to be on the Architecture Review Committee.
17. Ken mentioned that he wants to put together a process and guidelines that will be approved by the Trustees. He wants to have regular meetings to review requests. He wants to have more people to have representation from across the subdivision. Neil asked that the committee work separately from the trustees so that an appeal process can be executed.
18. There were three requests for Architecture approval. Two were approved. The gazebo request needed additional forms. Ken will contact the homeowner to get the request processed.
19. We discussed the ash trees. We will inventory the ash trees on the common property, and then contact an arborist to get a cost for removing (replacing) the trees.

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20. We discussed the policies. Neil will update the trustee spending policy based on Len's request for non-emergency. Any other updates need to get to Neil. We will finalize at the next meeting.
21. We discussed the signature on the Architecture Review Committee Letters. Ken suggested his name as chairperson would go on the letters. All agreed.
22. Len asked about the HOA book. Neil will send Ann the title. Len asked if we should change the voting protocol for general meetings. The Trustees should be the only ones voting. All agreed.
23. The next meeting will be July 13 at 7:00 PM at Len's

Issues / Action Items:

Issue/Action	Owner	Status	Comments
Choose a Secretary	Trustees	On Hold	Neil will do this until the new Trustees come on
2 nd try for By-Law ballots	Neil	Completed	
Schedule the Radon meeting	Neil	Completed	Scheduled for 6/12
Pond #3 light fixed?	Len/Ann	In Process	Two lights are now out. Bill to be held until fixed
Sprinklers needed at north entrance	All	Completed	
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	In Process	
Follow up with Willow Springs on online voting	Marty	In Process	
Create agenda for General Meeting	Len	Completed	
Update website and put out signs for General Meeting	Marty	Completed	
Contact the sheriff about speeders	Len	Completed	
Policy for Trustee Purchases and other policies	All	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	Cancelled	HOA wants to water the entrance. We will turn it on next year.
Contact Collection Agency and get contract	Len	In Process	Will be ready for collection by July 1
Rental Home Guidelines	Scott Crow	In Process	

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Letters for boat and trailer parking, lawns, projects over 45 days, and signs.	Neil	Completed	Turned over to Ken Hagen
Do we get a credit for the late fee on the tax bill	Ann	Completed	Yes we did
What should the convenience fee be for next year	Ann	Completed	Same as last year, It is a fair fee.
Create a Purpose Statement for the nine acre project	Ann	In Process	
Len to send Neil a printer contact	Len	Completed	
Send a postcard about the Bylaw changes	Neil	In Process	
Find out if the by-laws need to be filed	Neil	In Process	
Determine if the nine acre suggestions can go on the card	Neil	In Process	
Arrange with Shannon to put out signs to announce the By-Law changes	Neil	In Process	
Contact Wendy and Steve about Trustee nominations	Ann	In Process	
Contact Joe, Ravish, and Chris about trustee nominations	Len	In Process	
Contact Green shoes about watering, trimming, creek repair and suckers.	Neil	Completed	
Research cost of sprinklers at South Entrance	Karen Marsman	In Process	
Remove mounds from the street signs	Neil/Mark	In Process	
Drainage ditch repair	Green Shoes	In Process	
Inventory Ash Trees	Len	In Process	
Contact arborist about ash tree removal and replacement	????	Not Started	