

Meeting Purpose	Monthly Trustees Meeting	Date	12/16/2008, 19:00 – 21:00 EST
Meeting Attendees	J.D Barlow – HOA President Raveesh Dewan – HOA VP (absent) Andrew Lynch – HOA VP Marty Luxeder – HOA Treasurer Neil Wheeler – HOA Secretary	Location	Neil's house

Meeting Minutes:

1. JD called the meeting to order.
2. We reviewed the minutes from the last Trustees Meeting. There were no questions or additions. The minutes were accepted.
3. We discussed the Treasurers Report. We had one homeowner pay the Collection Agency, so we now have 14 homeowners with the Collection Agency for a total of \$5,400 past due. We discussed if anything additional can be done to collect the past due. Marty will follow up with the Collection Agency. Deposits continue to go into the ING account. There will be a surplus that will seed expenses next year until the 2009 dues are received. All 2008 expenses have been paid and Marty is working to close the books. The Treasurer's report was accepted.
4. We discussed Committee Updates.

Architecture Review Committee

- No Update.

Budget Committee

- Discussed below.

Maintenance and Landscape Committee

- The last mowing and leaf pickup was completed.
- The lights at both entrances were moved closer to the signs and 11 bulbs were replaced.
- The front sign painting is not finished due to the weather. In the spring, all sign letters will be given a second coat of white and the North Entrance sign will be painted blue.

Pond Committee

- The Pond Committee met on 11/18/08.
- There was agreement that the Pond Committee's Charter is to consider each pond as a unique eco-system that has its own characteristics and needs.
- There was agreement to request \$1,000 for tree planting at Pond 1 and \$500 for culvert dress up at Pond 1.
- There was agreement to request a replacement fountain for Pond 4 and replacement lights for Ponds 3 and 4.
- The Committee is working on a Trash Pickup Calendar. They will reach out to every homeowner with property that abuts a pond. Once the schedule is created, the committee would like the schedule posted on the website.
- There was agreement to request funds for fish stocking.

Insurance/Legal Committee

- Andrew talked to Orange Township about getting an address for our green space. He was pointed to the Post Office, so he will follow up with them.

Community Service Committee

- No report

Fund Raising/Member Benefits Committee

- No report

New Member/Welcoming Committee

- No report.

Recreation/Social Committee

- The first Turkey Trot was a great success. The Trustees would like to do this again next year.
- The football game was enjoyed by the attendees with no injuries reported.
- 2009 planning will begin in January.

Regulation Review and Elections Committee

- No report

Block Watch Committee

- No report

Communications Committee

- The next newsletter will be distributed in February.

5. We discussed a Holiday Decorations contest. We discussed having each trustee submit one home and then send an email asking homeowners to vote on the selections. Since there are a number of homes with nice displays, we thought it would be too difficult to narrow our selections down to five. We agreed to send an email over the weekend asking homeowners to vote for their top three. The first prize will be a \$25 gift card, which will come from advertising revenue earned this year.
6. We discussed the budget and made minor modifications to the budget committee's recommendations. Because of the economy, the Trustees focused on how to keep the 2009 dues the same or lower than last year. After discussion, it was determined that we indeed could meet the objective and keep the 2009 dues the same as 2008 (\$185). Keeping the dues the same as last year kept some non-essential projects from the budget. Since cash flow is very important to the business of the HOA, it was recommended that we offer a discount for early dues payment. Dues payment before 3/31/09 will be \$180 (a 2.7% decrease from 2008 dues). The earlier we receive dues payment, the more interest can be accrued in the ING account. It is believed the interest accrual on the early dues payments will offset the decrease in income, as well as allow the homeowners to pay a lesser amount for 2009 dues. Dues payment after 5/1/09 will be assessed a \$25 late fee. Payments not received by 6/15/09 will be sent to the Collection Agency. The Trustees agreed to increase the transfer fee from \$50 to \$100. Marty will send invoices by email for the folks that we have email addresses. He will mail the rest. The invoice package will contain the invoice, a letter explaining the incentive program, and a copy of the budget. The Trustees voted to approve the budget as discussed. The budget was approved.
7. The Trustees discussed the economic conditions and all agreed that we would work with any homeowner that requested special consideration due to financial hardships, but they would have to let us know ahead of time about the hardship.
8. We discussed a date for the General Meeting. After looking at the Olentangy Schools calendar, we decided on 3/16 or 3/17. Neil will follow up with the Church for room availability.
9. The next Trustees meeting will be on 1/11/09 at Marty's house.
10. The meeting was adjourned.

Issues / Action Items:

Issue/Action	Owner	Status	Comments
Prepare for the Turkey Trot - Write up for the website	John Moore	Completed	
Prepare for the Turkey Trot - Post to the website and coordinate signage	JD	Completed	
Prepare for the Turkey Trot - Arrange for food and drink	John Moore	Completed	
Move lights at the front entrances	Neil	Completed	
Paint the entrance signs	Neil	In Process	Will be finished in the spring
Review Deed Restrictions	Raveesh	In Process	Committee has been formed and are actively working
Prepare a Pond Maintenance Specifications document	Neil	In Process	
Coordinate a safety and self defense Seminar	Block Watch Committee	In Process	
Investigate how to get addresses for the green space	Andrew	In Process	
Evaluate mailboxes	Trustees	In Process	
Timer for the pond fountains	Neil	In Process	No response from AquaDoc
Post the common area property valuations on the website	JD/Marty	In Process	

Issue/Action	Owner	Status	Comments
Adjust PayPal to \$175 before 1/1/09	JD	In Process	
Is there any further action the Collection Agency can do to collect?	Marty	In Process	
Phase One Storm Sewer Maintenance	Neil	On Hold	
Rental Home Guidelines	Scott Crow	On Hold	
Look into HOA software and provide a recommendation. Also a PC to run it.	Marty	On Hold	