

Meeting Minutes Report

Meeting Purpose	Monthly Trustees Meeting	Date:	9/4/2007, 19:00 – 22:00 EST
Meeting Attendees	Neil Wheeler Len Fisher Ann Moore J.D Barlow Raveesh Dewan Ken Hagen Bob Mullens	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. We reviewed the Treasurers Report. Nothing has really changed from the General Meeting. We received one additional HOA dues. The overdue letters went out. They have until 9/30 to get their dues in before they are turned over to the Collection Agency.
4. Len informed the group we almost did not get our deposit back from the Township for the use of the building for our General Meeting. It was found that some rooms in the back of the building were entered and doors left open. Additionally the rest room was left a mess with toilet paper on the floor as well as drawings that appeared to be from children. We discussed if children should be allowed at the General Meeting. We discussed that children can come but we need to remind the parents to keep the children in the room and under their supervision.
5. At 8:00, the Sheriff will be here to talk about the Block Watch.
6. Ann made a report about the 9-Acre Committee. Ann has to contact one last person about the committee. When she does, she will ask the committee to pick a date for meeting. Ann asked for input on dealing with people that may not be open to an option. Raveesh suggested that we send a survey to get response that could be given to the committee. Ann is considering assigning the ideas to help folks be more objective. Ken wants the process to be methodical. Ann filled the new Trustees in on why we are looking at doing something with the nine acres. She stated that many people were asking what is going to happen because M/I said there would be a pool. The Trustees decided to look at options and asked the homeowners for ideas. During the process, the Library contacted Len about the property. Raveesh asked about what the homeowners were told about the property. There were different conversations between homeowners and their builders, but a pool was the primary answer. Bob stated that when he moved in, a pool was slated for the property, but the homeowners voted not to have a pool. Len suggested that Raveesh draft a letter that would be used in a survey. We discussed whether to wait until the committee reports their findings. Ann suggested that we update the homeowners with an update from the committee. J.D. suggested that a vote could slim down the options. Ann stated that she wanted to give the committee time to research, but would like to have a response to the HOA in two months. Raveesh said he would put together a draft for Trustee review. Len got two opinions on the value of the property. They are both the same at \$50,000 per acre.
7. Ken discussed his concern with the boat on Park Lawn. He thinks that Neil handled the letter incorrectly. He does not think the Deed Restrictions about boats are right and needs to be changed. It was decided that no letters should be sent without Trustee approval. Ann supported the letter and supported enforcing the Deed Restrictions. Ken wants to encourage people to talk about their issues. Len volunteered to talk to the homeowner about the boat. Ken wants to make changes to the Deed Restrictions. The Deed Restrictions can be changed with 67% approval by the homeowners. Ken wants to throw out the current Deed Restrictions and start over. There was agreement that the Deed Restrictions should be looked at after the nine-acre decision is made. All agreed there would be a lot of work to take on both projects right now.
8. Sheriff Davis and Deputy Vogel presented the Block Watch Program. Deputy Vogel is a liaison between the community and the Sheriff's Department. The Sheriff is pro-community and pro-schools. Sheriff Davis assured us that the community is safe and he is committed to have a presence noted from his department. He is encouraging homeowners to keep their garage doors closed, as this is an open invitation to outsiders. Len asked about what is involved with a block watch program. Deputy Vogel stated it is just neighbors watching neighbors. Deputy Vogel will come in to talk about what is suspicious activity and how to report it. He would like to have several block watch captains for communication from him. Ann asked about walking the neighborhood. Sheriff Davis said that is an option, and we can be as creative as we want to be. At a minimum, we should set up a phone tree to communicate announcements and warnings. Sheriff Davis asked that people watch for strange people and people out

of place. Deputy Vogel stated he would want 52% involvement to start the Block Watch. We would need Block Captains to make this happen. JD asked about other subs in the program. Chrystal Valley has a block Watch program. Ann asked about getting the Deputy's input on how many captains would be needed. He said he would help in any way he can. Len asked about how much time would be required for their introduction to the programs. Deputy Vogel said he would need 40 minutes. Len asked about Sales people that go door to door. Deputy Vogel said we need to see identification to solicit and call the Sheriff to have them check out the solicitor. Sheriff Davis suggested checking with Orange Township if soliciting is allowed. Len suggested we have Deputy Vogel and Sheriff Davis at the November meeting. Sheriff Davis stated that another subdivision has a yearly meeting where law enforcement agencies (ATF, FBI, Secret Service, etc) to discuss various topics. Neil suggested that someone from Chrystal Valley attend the meeting to provide homeowners perspective. Deputy Vogel asked for our email addresses for future communication.

9. We discussed the Audit. Raveesh has the information from Ann. He will analyze and present a report at the next meeting.
10. We discussed the website. A new tool will help us organize the website. Raveesh will provide a demo of the tool for consideration. It will help with gathering email addresses, and provide access to the homeowners with a password. There would be \$100 per year charge for the tool.
11. We discussed having pictures of the Trustees on the website. Ann expressed concern about having personal information on a public website. After discussion, we decided to add pictures, but will discuss this at the next meeting.
12. Len called the Hardy's and offered to help them get their claim through the insurance company. They stated that the insurance is covering the procedure, but they need money for the living expenses for the treatment (7 weeks). JD has access to Ryan's status, and he will provide us updates. There is also a website.
13. The Welcome Committee is working and new homeowners are being contacted.
14. Ann will verify that JD and Raveesh are on the Trustees email list.
15. We talked about using the signs to let people know that garbage pick-up is on Saturday. Ann will ask Shannon to change the sign.
16. Ann stated that Shannon will be the committee head but she needs help on the Recreation/Social Committee.
17. We talked about the sprinklers for the South Entrance. We agreed that this be included in the budget for next year. We discussed limiting what area we water to reduce cost. We will send out specifications that are more detailed to get it in the budget. The Landscaping Committee will need to get these quotes.
18. Ann stated that Becky will give us a quote for the bench refinishing, but she has not heard from her.
19. We discussed the budget process. Ann will send an email to the committee chairs for their input. We need to begin identifying spending line items. We will research dollars later.
20. We discussed reassigning committee sponsorships. JD will take Communication, Architectural Review, and Fund Raising/Member Benefits. Ann will take New Member/Welcome, Recreation/Social, and Budget Review. Raveesh will take Community Service and By-law Review. Neil will keep Maintenance/Landscape. Len will take Insurance/Legal. Ann will update the Committee list and provide the list to JD for web site update. Each Trustee is to contact the Committee Chairs to let them know of the changes.
21. Len stated that the retaining wall at the North entrance is collapsing. The Trustees authorized \$200 for the repair. If more is needed, it will need to come back to the Trustees for approval. Neil and Mark will work on this.
22. We discussed website changes. All agree the website needs to be easier to use. Neil gave JD his recommendations for changes. Once he gets access, JD will look into how to make it easier to use. Ann stated that Adam will assist and consult, but does not want to be involved in website updates.
23. A new Property Use and Upkeep Committee was discussed. Neil would like it to be separated from the Architecture Review Committee. All agreed that a new committee be formed.
24. We discussed the Deed Restrictions. We decided that the Deed Restrictions should be addressed after the nine acres are decided.
25. We have not heard from the lawyers about the fence lawsuit.
26. We discussed By-Law changes to limit Trustee power. It was late, so this will be discussed next meeting.
27. We discussed putting detailed HOA financial information on the web site. This will not be posted but a summary will be posted after each Trustee meeting.
28. JD stated that homeowners are catching fish and not releasing. All agreed to post catch and release signs. We will need two per pond (8 signs). Neil will get a quote from the sign vendor.

29. JD stated that a newsletter should be done to enhance communication to the homeowners. We discussed that a small frequent newsletter should reduce cost. We already send one per year with the dues request, but all agreed a more frequent newsletter would be good if someone would do it. JD and Ann will work on the newsletter. For budget purposes, we can use the budget line item of other to pay for printing and distribution.
30. The next Trustee meeting is 10/2/07 at 7:00 PM at Len's house.

Issues / Action Items:

Issue/Action	Owner	Status	Comments
Explore options for the nine acres	Ann	In Process	Committee has been formed.
Send final letter to the 2006 non-payment list	Ann	Completed	
Phase One Storm Sewer Maintenance	Neil	On Hold	Will bring this up in 2008.
Rental Home Guidelines	Scott Crow	In Process	
Research cost of sprinklers at South Entrance	Karen Marsman	Completed	
Remove mounds from the street signs	Neil/Mark	On Hold	This will be done next year after the dirt has time to settle.
Inventory Ash Trees (size and location)	Len	Completed	
Contact Green Shoes about ash tree removal and replacement	Len	In Process	
Determine disposal options for ash trees	Len	Complete	We can burn or ship the trees, if we do it before May. It can be used as firewood, but not moved out of the county.
Research an online voting solution	Raveesh	Completed	
Speak to the affected homeowners and get feedback on the Library proposal and other options	Ann	In Process	This will be done by the committee
Take By-Laws to the Delaware County Recorder	Neil	Completed	
Send electronic version of committees and assignments to JD	Ann	In Process	
Post committee information on the web site	JD	In Process	Waiting on information from Ann
Post home invasion information on the website	Ann	Completed	
Research two empty properties to find owners and send them the past due bill	Ann	Completed	
Provide demo of the electronic voting application	Raveesh	Completed	
Determine if the electronic voting application meets security and audit requirements	Len, Ann, Neil	Completed	
Determine if Adam can link to the electronic voting application	Raveesh	Not Required	The voting application is email based.

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Put a note on the website and send an email about the 9 acre discussion on 8/22	Neil	Completed	
Reassign committee responsibilities when the new Trustees come on	Trustees	Completed	
Purchase a replacement sign	Neil	Completed	
Audit the 2006 books	Raveesh, Ann	In Process	
Get quote on bench staining from Becky	Ann	In Process	
Place appropriate financial information on the website	Ann	In Process	It was decided to put a summary on the website. Ann will provide this to JD for update to the web site.
Make decision on sprinklers	All	Completed	This will be included in the 2008 budget
Provide directories to Karen for new homeowners	Neil	Completed	
Follow up with the lawyer on the status of the lawsuit	Len	In Process	
Add pond pumps/fountains on the project list	Ann	In Process	
Put the project list on the website	Ann	In Process	
By-Law changes to restrict Trustee powers	Trustees	In Process	To be discussed at the October Trustees meeting
Put the current zoning on the website.	Ann	In Process	This will be included in the next 9-acre committee report
Decide on a Block Watch	Trustees	In Process	Sheriff Davis and/or Deputy Vogel will be at the November General Meeting to discuss the Block Watch Program
No Parking at the South entrance on Parklawn	Neil	In Process	Neil to contact the Township
Draft Survey Letter for the nine acres	Raveesh	In Process	
Speak to the Nardellas about their boat	Len	In Process	
Review Deed Restrictions	Trustees	On Hold	Waiting on nine-acre decision
Invite someone from Chrystal Valley to the November meeting to discuss how they got started and the work involved	Len	In Process	
Invite Deputy Vogel and Sheriff Davis to the November Meeting	Len	In Process	
Determine date for next General Meeting	Trustees	In Process	
Demo a new web site tool	Raveesh	In Process	
Decide about pictures of the Trustees on the web site	Trustees	In Process	

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Verify JD and Raveesh are on the website email list and have access to update the website	Ann	In Process	
Ask Shannon to update the signs with Saturday garbage pick-up information	Ann	In Process	
Create details specifications for the South Entrance Sprinklers	Neil/Len	In Process	
Get quotes for the South Entrance sprinklers based on the detailed specifications	Neil	In Process	
Email to the Committee Chairs to ask for input on the budget	Ann	In Process	
Contact the Committee Chairs to notify them of the changes of Trustee sponsorship	Trustees	In Process	
Repair North entrance retaining wall	Neil	In Process	
Send JD web site recommendations	Neil	Completed	
Update website for ease of use and finding information	JD	In Process	
Add Upkeep and Use Committee to the Committee List	Ann	In Process	
Communicate new responsibilities to the Architecture Review Committee	Len	In Process	
Update Property Upkeep Communication Policy	Neil	In Process	Add confidentiality and remove Architecture Review Committee
Get a quote for 8 catch and release signs	Neil	In Process	
October newsletter	JD/Ann	In Process	