

Location: Tim Stenger's Home

Attendees: Joy Luciano, Denika Dwyer, Alan Saltzman, Tim Stenger, Mary Lou Smith, Barbara Dorsey, Melisa Perry, Rick Spoor, Karen Kronauge, Dean Goss, Frank Hare

### **Old Business**

Tim – We dealt with a lot of issues and the idea of a management company came up once again. As a volunteer board, on whatever basis we can, we try to help the neighborhood function, collect dues, deal with neighborhood issues but by virtue of our volunteer status, we have problems in getting things accomplished, getting back to people with problems and dealing with neighborhood issues.

At the last meeting, Tim motioned, it was seconded, and discussed and the decision was made to move forward in working to get new signs at the neighborhood entrances. It was then discussed over email and which lead to an impasse and a lot of dialogue. As a board, when a make a decision, we need to stick with it until the next meeting to discuss.

### **New Business**

#### **1. Covenants Issue**

Laura Dinan – Melisa called Laura, at the time of the meeting, there was no resolution – currently, I contacted H&S and they said the work was done and offered to contact Suzi Roy and give her the correct information in accessing current covenants.

#### **2. Signage**

Several people looked at the signs, Alan thinks they look great. New signs will be a minimum of \$1,800 for something new. Dean thinks that price sounds exceedingly high. Dean looked at the signs and stated that the wood is checked and dry but they are still in pretty good shape.

Tim's reminds us that we made the motion in the previous meeting to look into new signs, there would be no additional costs to neighbors and it would make the neighborhood entrances look better, neighbors are spending quite a lot of money on their homes in our neighborhood. Melisa mentioned that based on what GV said about other communities, several other neighborhoods in our area are working to upgrade their signs as well.

Removing the signs all together was mentioned but neighborhood communication would be much harder in that situation. Barbara suggested removing the posts and cleaning them up a little bit. Barbara mentioned that when the motion was made, we hadn't had a chance to look at the signs and assess their condition.

Joy motions to table this discussion until the Annual meeting. Tim, Melisa, Karen, Barbara and Frank will continue to gather information prior to the Annual Meeting.

#### **3. Management Company**

The board is divided on hiring a management committee. Neighbors sending letters to neighbors is difficult and the majority of board communication is ignored. Dues are cheap.

Can we have an ala carte management company?

Mary Lou said that we have never invoiced for dues, Tim acknowledged that we tried something new with putting the invoice in the newsletter and that it didn't work.

Karen suggested that collection companies would be cheaper than a management company and that we should explore that option.

Joy motioned to table this discussion until the Annual Meeting. Suggested that the church would be packed if we added that to the agenda.

Allen said that he doesn't feel comfortable with a strongarm management company controlling our neighborhood business.

Tim said that there is money in the neighborhood but HOA money won't be available if someone sues the HOA for allowing people to ignore the covenants and someone sues.

The board decided to get 2-3 buds from management companies prior to the annual meeting. It was suggested that we have reps from the management companies attend the Annual meeting to explain what they can do for us.

**4. Dues**

Are our dues above and beyond normal for the service that is provided? Dean asked what other comparable neighborhoods are paying in Dues?

Do they use management companies?

What do they get in the way of services for the dues paid?

Frank suggested that we talk with other HOA presidents and find out what they do to enforce the rules of their neighborhood. – Since the meeting, Frank has compiled a list of other neighborhood HOAs.

**5. Meeting attendance and participation**

Tim suggested having a semi monthly meeting. The members didn't like that idea. It was discussed and members feel like we just need to do a better job of attending meetings, if there is no quorum, there is no meeting.

**6. Joy resigned from the board**

Joy wants to focus more on her personal life and has really enjoyed her time on the board. Tim thanked her for her service