

Location: Melisa Perry's Home

Attendees: Denika Dwyer, Tim Stenger, Mary Lou Smith, Melisa Perry, Rick Spoor, Karen Kronauge, Frank Hare, Daphyne Reiffe, Jim Good

### **Opening**

H&S is coming at no charge to the Village. Kick-off of Neighborhood Watch program. Management Company; H&S is prepared to discuss the advantages and disadvantages of a management company and can make recommendations to us.

### **Old Business**

- Maralyn Thomas again has an issue with the HOA. She sent an angry letter to Tim expressing her frustration over being billed for back dues and for reading information on the invoice stating the boards' right to lien a home if the annual dues are not paid.

Karen addresses Maralyn's issue: This is the first time in several years that the invoices were sent with a balance from prior years. Previously, unpaid dues were written off.

- Tim addresses question from Gordon Roy: Gordon Roy raised "Band Together" after previous meeting. Gordon expressed his desire to see the "band together" logo added to the village website, stating that it was a "neighborhood legacy". Tim informed Gordon that it was at the recommendation of our Attorney that the link be removed. Having one link representing any type of organization opens the village to potential issues with any other person or organization wishing to be represented on the website. Without any formal regulations, we have been advised to remove all links.
- The meeting held regarding the safety of the neighborhood was productive with a great turnout. Tim asked if anyone had a copy of the sheet that the officers sent around. Melisa has the sheet
- We discuss the issue of a volunteer board: Neighbors have expressed discontent with the board and have in some cases been very vocal and angry with several members. We discussed reminding the neighbors during the Annual meeting that the board is a volunteer organization and that non of the members have joined to be attacked by members. Discussion about directing angry neighbors to attend the next meeting and discuss the issue with the board rather than with an individual member. Mention that a Management Company could help facilitate these issues rather than board members.

### **New Business – Annual Meeting**

#### **1. Agenda Items for Annual Meeting**

Management Company, Neighborhood Watch, Dues and Books, Signs, Covenants and the boards right to make decisions, Financials, Board Member Vote.

We need to provide concise but brief information about a management company. First action is to find out potential costs associated with an MC.

Every neighbor has the opportunity to get involved if they choose to make the commitment.

We have a question as to whether the HOA has the right to make decisions for the neighborhood or do large issues need to be voted on by the neighbors? Ask H&S rep.

## **2. Management Company**

Potential Purposes:

- Billing
- Enforcing covenants
- General communications with neighbors, field neighbors questions about covenants
- Advocacy for neighborhood as a whole

## **3. Social Committee**

Are we going to have some representation for the Social Committee? Highlights of 2007! Tim will check with Carolyn Crane and Shelly Goss.

## **4. Items to Bring to the Meeting**

Jennifer will bring coffee from Starbucks  
Barbara will bring cookies and water

## **5. Why is the Annual Meeting held in December?**

Karen addressed the question. The Annual meeting is held in December because that is the tax year end.

Is there value in changing the date? We discussed low participation levels as a result of the meeting being held during such as busy time of year. A possible venue change would increase participation; more welcoming environment where alcohol could be served to the neighbors would increase participation. Jim Good mentioned that her is part of the Village Club and that we could possibly use that facility in the future.

## **6. Billing Cycle**

Is there a need to change the billing cycle due to our delay in billing for 2007?

Karen believes that it is best to establish and maintain a timely billing cycle so invoices will go out early in the year.

## **7. Standard Operating Procedures**

Karen suggested working on "Standard Operating Procedures" for the HOA including duties descriptions, billings, mail, newsletter and all other tasks, duties, and requirements of the board. Everyone agreed that this should be a priority for the HOA.

## **8. HOA Internal Communications**

Can Frank add a hidden page to the website with meeting info and other board items to the website? A hidden page is difficult but we can type in a URL. Will discuss further.