

Attendees: Joy Lucisano, Frank Hare, Melisa Perry, Karen Kronauge, Mary Lou Smith, Denika Dwyer, Jennifer Lace.

Approve Meeting Minutes

Introduced Jennifer Lace who is interested in becoming a member of the Board.

## I. Old Business

- A. Directories went out at a cost of \$850.00. We discussed a yearly or by yearly directory and decided to plan the next directory for 2009. We will begin requesting updates in June or July of 2008.
- B. Dues – we have collected \$9,000 – approximately 1/3. We will send a formal letter with invoices to delinquent due payers.
  1. Discussed neighbors comments and concerns to board members about the increased due amount. Previously, dues were raised to fund a law suite in the neighborhood, and then were raised again to build the entrances but homeowners were promised that the amount paid would go back down after the entrances were paid for and weren't. We discussed the amount we pay compared to other communities with similar offerings.
  2. We discussed that regardless of the amount owed, people are still delinquent and that we need to invoice again. Liens need to be sent to those that are delinquent.
  3. Karen will bring a list of delinquents to the next meeting or as soon as she is able to get Quickbooks updated.
  4. In the newsletter, we should address the dues issue and explain why they are what they are this year.
- C. Xcel – Flags are still up near the Radcliff entrance. Melisa will call to get a date that they will remove the flags.
  1. Discussed writing a letter to the PUC about outages in the neighborhood.
  2. Mary Lou questioned whether or not the power line issue would proceed without 100% neighborhood buy in and Joy explained that there would need to be a 100% yes vote before moving forward. Mary Lou talked about a near by neighborhood and City contributions for utilities. Can we find out how much the City contributes to communities for utility upgrades and improvements?

## II. New Business

- A. Frank expressed concerns about the 4600 Block of Akron Street being a mess. Melisa discussed letters that were sent to neighbors with yard issues. One neighbor (Montgomery) had already responded and the yard was weed free and mowed. Joy added that the house is still in bad shape with woodpecker holes and a downed gate. Can we pressure the City to get more involved in to enforce ordinances in the neighborhood? What is their responsibility?
  1. Can we do more to make sure yards are being taken care of? What are the covenants regarding landscaping? Frank is going to look at the covenants and make recommendations.
- B. Melisa shared a letter prepared for Sally Swartz in regard to a complaint made against her by Sunny Weber for changes in her landscaping that were resulting in flooding to the Weber house. The board had mixed reactions to the letter; some felt that it was worded too strongly. Melisa explained that our goal in sending letters is to cause

the homeowner to take action; otherwise it is wasted time and effort. In this particular case, strong wording was used because of the homeowners promise to make changes and her failure to do so coupled with the potential damages and the negative effect it was having on the neighbors property. We discussed the need to have a formal process in place to levy fines against covenant violators. Melisa will prepare a skeletal process to look at, edit and vote on to address the issue of fees for violators.

C. It seems that there are a few neighbors that are dis-satisfied with the work that we as an HOA board are doing. We think it is appropriate for neighbors to come to the board with issues but not over personal email, in the street or over the phone. We would like neighbors who have an issue or concern to come to the meeting and address the board as a group rather than contact a member of the board in a personal manner. Possibly this can be addressed in the presidents letter in the next newsletter.

D. Discussed annual meeting location and when to start planning for that.