

Location: Hope United Methodist Church

Attendees: Tim Stenger, Mary Lou Smith, Denika Dwyer, Melisa Perry, Rick Spoor, Karen Kronauge, Frank Hare, Jim Good, Dean Goss, Shelly Goss, Alan Saltzman, Neighbors

Opening

Introduce board members and others, Kleeman, and Rakowsky. H&S

Intro of issues to be discussed

- Management Company - Management Company would increase communication with the neighborhood and as there is an increase of current activity in the neighborhood, it has created a lot of work for the board.
- Board members are volunteers!
- Dues and Covenants

Karen presents her budget and 2007 financials

- 34k is in the bank
- AR – 7,000 is still unpaid in dues
- Aging – past and current – ½ is attributed to 2007
- Cumulative dues in 2007 – discusses the successful collection of past dues.
- 2008 budget we are breaking even - \$250.00. With any luck we will be well within budget

Questions

Are all dues \$100.00. Yes

Credits are applied against 2007

What actions are taken if dues aren't paid?

To date we haven't done much but have the ability to do more including liens on homes.

Are any dues non-collectible?

No dues are collectible. If resident doesn't pay dues, new purchaser pays the previous dues on the property.

Shelley Goss presents Social Committee Update

Shelley discusses the huge amount of effort it takes to make events happen and asks for participation. She expresses the importance of these events in our village – they keep us connected!

We need to have a committee, not just two moms.

Upcoming dates:

Kleeman's Holiday event – December 15th

Cookie Exchange – December 9th – Jennifer Lace

December 15th – Hayride

Social Budget is \$4000.00 for the year

Questions

What is the level of participation at neighborhood events?

200+ on 4th of July

Progressive Dinner – 40-50 people

Holiday Party – 30 households

Easter Egg Hunt – 30+ households depending on the weather

Newsletter

Newsletter is a must! Neighbors don't feel like we have enough communication with them.

We explain that the information is on the website and that the web is a form of the newsletter. We also have monthly meetings that anyone can attend if they are looking for information. We discussed doing a neighborhood survey in the newsletter to see how many families use the internet and communications.

Architectural Review Committee

- Made up of board or individuals not on the board – Tim Stenger, Alan Saltzman and Dean Goss
- Plans and ARC forms are available on the internet and forms are also sent out with each copy of the newsletter.
- Approximately 2 submittals per month

Questions

Are covenants sent to new home owners? Yes, it is part of the closing procedures to give the covenants to the purchaser.

Are covenants ratified? The version on the web says draft – H&S responds that the covenants are ratified and we just have a draft version on the website.

If a neighbor has an issue with building, can they talk to the ARC? Neighbors are directed to speak to neighbors about any proposed changes on the ARC forms.

Can the board handle all neighborhood issues? No, often we have to refer issues to the City.

Sunny Weber thanks the board for our action to help her resolve an issue with her neighbor and drainage challenges.

How long does it take to get an approval? Just a few days.

Management Company

H&S – There are ranges of service a MC can provide. Ultimately the board can make the decision as to whether or not they want to hire a MC.

Question – For a community our size, isn't it strange to have a MC? No – any size community can use them to facilitate, communicate manage documents.

What is a ball-park figure? H&S didn't have an answer to that question. Tim answers that the Board is going to get into that beginning 2008 and will discuss it at meetings and post minutes of discussions on the website.

H&S rep – Based on the activity in the neighborhood, a management company can be facilitators to help us collect money for transfer fees and dues that we haven't been able to collect previously.

Will this go to a neighborhood Vote? – No based on the covenants, it doesn't need to go to vote. The HOA can make the decision.

Will costs be investigated? Yes and everything will be discussed at the monthly meetings.

Neighborhood Soliciting

Soliciting has become a big issue in the neighborhood. Neighbors are encouraged to turn away ANY and all solicitors excluding neighborhood children selling items for local schools and teams.

H&S rep – Soliciting is protected under the first amendment so people with a permit are allowed to solicit.

It is illegal to post a flyer without a permit.

Rakowsky – Ron added that you should call police whenever there is someone soliciting (outside of neighborhood children-prosecutorial discretion) as it is the best way to case home and nearly 1/3 of solicitors have an active warrant.

Signs

Signs are looking worn and we don't have a good way to communicate with neighbors. We are working on pricing and design and will discuss further this year in HOA meetings.

There was a call for an impromptu vote within the room - 33 people in the room - 11 were against, 22 were for.

Neighborhood Watch Kickoff

Neighborhood is divided into zones and each zone has a captain. Captains can sign up with Daphyne Reiffe.

There will be a January meeting. Daphyne and Jennifer Lace are preparing materials for the meeting.

Band Together

A few neighbors thought that it was important to have the band together logo back on the website. Tim discussed this with a group of neighbors and explained the issues surrounding supporting a charity or organization. We will discuss changes to the covenants to prevent mis-use of the website in meeting this year and the Band Together logo.