

Minutes of Annual HOA Board Meeting, April 5th 2016

Present from the board were Harry Gordon, Glen Mulready, Jeff Stava, Wayne Allen, Andy Brown, and Debbie Mocnik. Absent was Chris Chenoweth

Jeff Stava and Andy Brown signed in and passed out the Agenda, Ballot, and updated Financials to all homeowners present.

Total Homeowners present (1 person being counted to represent a paid HOA LOT) were 39, thus creating a quorum.

The meeting was called to order at 6:11 P.M.

President Report;

Harry Gordon started the meeting introducing the board and special contributors Ashli Rogers, Bruce Gardner and Randy Branstetter. Harry outlined the overall duties of the organization, responsibilities of the board, and the process the board follows. Harry reviewed the long list of accomplishments of the board for 2015, specifically detailing the Storm Water issues and how we interface with the City regarding Traffic on 81st.

Vice President Report;

Wayne Allen reported on the special projects completed in 2015 such as the replacing of lights at the pool, sidewalk improvements, and security camera improvements. Wayne also reviewed the boards thoughts on having the community patrolled by a security company. Wayne introduced Police Officer Sheldon who owns Gold Star security. Mr. Sheldon spent about 15 MINS explaining what Gold Star does, what we can expect, his thoughts on the impact this could have on our community, as well as other HOA that his company serves. One thing he strongly recommended was homeowners having a No Solicitation sign in their yard. If they don't there is nothing the police or security can do.

Treasurer

Jeff Stava reported the annual 2015 financials. Jeff reviewed the 2016 projections. He also reviewed several projects we completed in 2015 and the costs associated with them. Jeff went over the rainy day fund and discussed our process on how we prioritize projects financially.

Secretary

Andy Brown reported how to find the minutes from each of our board members. Mr. Brown discussed how we take action while not at formal board meetings. This communication happens via email and text. Once something has been approved by the board Andy makes notes and adds to the next board meeting minutes for approval. Andy will not be returning to the board and mentioned one of the biggest challenges going forward is to have volunteers for the board as the community is so large.

Website and Social Committee Managers Report

Debbie Mocnik reviewed the different ways we can communicate with our community such as our website, Facebook, Next Door, and email. Debbie reviewed all of the events we had in 2015

and encouraged everyone to please help us engage as a community. There were a few members who mentioned they were not receiving emails and those emails were sent to the board to have updated.

Grounds Committee;

Glen Mulready reported the 2015 accomplishments. The highlight being the removal of a lot of tree stumps let over from the ice storm several years back. A challenger he mentioned for 2016 is the large tree by the clubhouse. The tree is rotting from the inside out based on professional opinions. This needs to be dealt with soon. This will be expensive as well as sad. It is the oldest in the community and provides great shade. The board is discussing what options are available. One option might be to keep part of and have someone carve something the community would enjoy and preserve part of the tree. A suggestion was brought up that this might be a nice CORP donations or several families could help absorb some or all of the costs. Glen explained his understanding of the bridge for 81st, timing, etc....

Pool Manager;

Harry Gordon covered the accomplishments for Chris Chenoweth. These include a new pool pump, pool furniture, and more shade coming soon.

Questions from the Homeowners started at 7:34. Some of the questions the board agreed to discuss in more detail are:

How to deal the parking at 81st before and after school? Several members mention this concern and the concern for the children.

Should we post signs about our video surveillance to deter issues.

Review our insurance policy to make sure there are no issues with armed security.

Should we create a homeowner's directory?

The board said they would discuss in more detail, no board action was taken

Nomination of the board and ballots were asked to be completed and returned to Andy Brown. The 2016 Board is Harry Gordon, Chris Chenoweth, Glen Mulready, Todd Harrell Jeff Stava, Wayne Allen, & Debbie Mocnik.

A motion was made by Mr. Gordon to adjourn at 8:04. Meeting adjourned at 8:04