

Board of Directors Meeting
Agenda
July 23, 2014 4:30 pm

- ❖ Call Meeting to Order: the meeting was called ot order at 4:37 pm. The following members were in attendance: Ron Schuman, Courtney Kenady Tom Bailey & Emily Ludke arrived at 5:10 pm. Bob Christie & Doug Briggs and Jennifer McAtamney were also in attendance.
- ❖ Approval of BOD Minutes for May:
 - M/S/P: Ron/Courtney – 4-0
- ❖ Old Business:
 - Project: We want to look at rules for campers, trailers and toys, renters, and review our fine and notice structure for any changes. This will be a project for July, to be adopted by the board initially and presented and accepted by the neighborhood at the October meeting. There were some thoughts that since things are working relatively well that we should not do much. The one part of this that does not work is having a repeating violation status. Tabled
 - Snow removal 3 year contract to consider: We are also soliciting a bid from AllPhase.
 - Follow up on violations: Jennifer will send the list on the google site. We will continue to follow up on these.
- ❖ New Business:
 - Dumping in and around the neighborhood:
 - Doug would like the association to pick up the trash and dump it and contact neighbors and let them know the costs of this. We talked about the horse poop too and some suggestions included putting up private property signs and posting a notice at the stables to remind people. We can send out another email explaining that it costs the HOA X to dump off. If we don't have the beautification day we can also ask Dan if we can put it in his dumpster. There is some good incentive to pay someone so people understand the intrinsic costs of this behavior.
 - DRC Member questions – Bob Christie will be in attendance to present some questions to the board.
 - One concern is how to deal with section 2.5 of the design standards.
 - The board is going to review this list so they can talk about it in a joint meeting.
 - We discussed how to handle these applications when they get re-reviewed.
 - We want to all work together to make this process customer friendly and also so it continues to benefit the neighborhood.
 - Finance
 - Approve bills: Done
 - Actual to budget
 - ◆ M/S/P: Ron/Courtney 4-0
 - Note: Our financials look good especially in light of our huge snow year
 - Landscaping for summer
 - Central Park Improvements - Tabled
 - Enforcement discussion/ options: See above
- ❖ Issues with Final Board Comments: None
- ❖ Schedule a walk thru day: Post this on google group
- ❖ Meeting Adjournment: 6:00 pm
 - M/S/P: Courtney/Emily – 3-0 – Ron had to leave at 5:50 pm.

*Board of Directors Meeting
Minutes
May 7, 2014 1:30 pm*

- ❖ *Call Meeting to Order: 1:36 The following members were in attendance: Courtney Kenady, Tom Bailey, Emily Lutke, Ron Schuman & Jennifer McAtamney*
- ❖ *Approval of BOD Minutes for March:
M/S/P: Courtney/Ron – 4-0*
- ❖ *Old Business:*
 - *Confirmation of goals and projects for 2014*
 - *We would like to hold a Beautification Day or Month, including a flyer asking if neighbors want to do their own green maintenance painting.*
 - *Jennifer will add an Event Calendar Page to our website. This will include HOA meetings, garage sale, gold run rush, perhaps a second garage sale, DRC schedule, Beautification Day, etc.*
 - *Neighborhood Picnic/Celebration after Rodeo Picnic area is completed. - We will need to wait on this to see how the schedule will goal.*
- ❖ *New Business:*
 - *Elect officers for 2014-2015 Term*
 - *Secretary: Courtney Kenady*
 - *President: Tom Bailey*
 - *Vice President: Emily Ludke*
 - *Treasurer: Ron Schuman*
 - *Finance*
 - *Approve bills: Approved*
 - *Actual to budget*
 - ◆ *M/S/P: Tom/Courtney 4-0*
 - *Project: We want to look at rules for campers, trailers and toys, renters, and review our fine and notice structure for any changes. This will be a project for July, to be adopted by the board initially and presented and accepted by the neighborhood at the October meeting. There was some thoughts that since things are working relatively well that we should not do much.*
 - *Snow removal – season recap*
 - *Given the tremendous amount of snow this season we feel that Brian Hume and his crew did well especially since it was the first year he has plowed here. Shoveling was normal. They started out strong and at times under heavy snow times really struggle. This has been the case for a number of years now. We will continue to seek other contractors.*
 - *If you have damage from plows please send issues to Jen so she can examine them and work with Brian or put them on the HOA list for repairs.*
 - *Landscaping for summer*
 - *Review bids provided. See attached document: We are going to cut out mulch, only fertilize one time and also cut out deep root feeding for the maintenance contract. This brings is back to \$15,005. We want to be conservative with this budget so we are cutting out items until after initial irrigation work is done. Depending on finance we would like to add these items back but is not essential. We have unanimously selected Thetford and Summit for our contractors.*

- *Drainage Swale that is experiencing blockage. We need to correct this prior to run off, per the covenant agreement. This is still a developer responsibility and Dan is going to take care of the issue currently. In the future this will be turned over to the HOA and Dan is going to share the costs of the clean out with us for future budgeting.*
- ❖ *Final Board Comments: Ron – this is wonderful... wonderful – thanks for the great meeting.*
- ❖ *Schedule a walk thru day: June 5th at 3:00 pm*
- ❖ *Meeting Adjournment:
M/S/P: Ron/Emily - 2:56 pm*