

August 26th 2008 Annual Board Meeting Minutes

Present:

Bob Pelletieri
Michael Ebeling
Marty Prouty

Call to Order

Pelletieri introduces board and CPA Marlen Beckman and Bookkeeper Carol. Not present is Brenda Chong. 3 board members have left Jo Moes, Kristina Holms and Deb Kremis. We have a quorum of about 50 homes, need 47. The floor will be open at the end of business. Meeting held according to Robert Rules.

Last year's minutes are ratified.

Focus going forward is on owners getting landscaping to meet standards. There is a target of 12 owners who need to improve their landscaping.

The financial report prepared by the accountant is reviewed. Report in annual report. There is a plan to have a professional reserve study. We were on budget all year with one exception. We paid landscaping in late 06 which was cashed in 07. The largest expense is landscaping, two different companies providing services, the basin is separate. Insurance costs are explained. Also provided in annual report. No questions on budget. There were minimal legal fees this year. The budget is ratified.

Mike Ebeling reported on design review and grievance committee as they are combined now. Most requests were for paint samples and siding. There are plans to create a 3rd committee for landscaping. They will be sending out letters and there will be 2 weeks for the owners to address the issues. There will be 6 new board members tonight. We need volunteers.

There has been some collections problems. The quarterly plan is very labor intensive. We want to move to a semi annual or annual payment plan with payments in January and July. The bookkeeper will send notices. Any feed back? The late fee may be increased to \$50. Due to owners being more than 1 year delinquent, lien proceeding have begun with Title Guaranty Escrow Services.

There are 6 seats up for election. Chong's seat is only one not up for election.

Ebeling nominated
Pelletieri nominated
Marcy Martin nominated
Prouty nominated
Lisa Paulson nominated
Erica Chun nominated

Nominations closed and the new board is announced. Seats won by default.

Floor is opened for questions.

Mary Sweet is concerned about high profile homes not being cared for. Instructed to file a grievance. She does not know where to get forms. Told she can get them on the board web site or at the HOA mail box. Told she can file the forms anonymously. She is concerned about short term rentals and on street parking. There are parking letters to post on windshields for parking more than 24 hours on the HOA website.

Jeff Lackey is concerned about the County trees dropping berries on street. Bob is working on contacting the County about that with the help of George-anne. It is the owner's responsibility to take care of the trees in front of their home.

The entrance fell out of maintenance due to the water accidentally being turned off and a change of

landscapers. Strong Roots could not afford to do the work based upon what we paid them.

No other questions, meeting adjourned.