

Board Meeting Minutes 5-9-11

Meeting called 6:45pm all members in attendance

The last fiscal year came in under budget. Board would like to take surplus and channel it into reserve funds.

Board voted 5-0 to increase money put into reserve from \$157.00/month to \$500.00 per month.

The fence around the pool has been repaired along with the post at the entry gate.

Roll down gate for window was discussed. The cost of this would be \$600 plus installation which would not be a large job. If this window is installed we can allow a food vendor to rent this area which would bring extra income for the community.

Community is allowed to “earn” up to 40% of our assessments (\$36,000.00) and still remain a non profit corporation.

Party at the pool was discussed. Board will reach out to possible donors as well as the members of the community for assistance. Prices will be gathered for recreational items at this party. Board voted to have a \$1500.00 cap for expenses for the pool party.

Playground will be further discussed when we get closer to the possible amount needed. We will be soliciting donations from Lowes, Home Depot, Food Lion etc. Plus any funds raised will go directly into the playground fund.

The basketball hoops should be here in the next few weeks. The total cost will be approximately \$800 installed. We will not have exact price until the work is done.

The laminating machine is AWOL and none of the past board members seem to know where it is. The board votes 5-0 to spend up to \$200 on a laminating machine and supplies which is needed for the pool passes. The board will also obtain a “year” sticker to renew existing passes to save expenses.

Legal matters regarding John Rhodes were discussed. Ben conferred with Mr. Black who suggested we try to settle to avoid the threat of a possible lawsuit. The board voted 4-0. Peter Russo abstained from the vote.

103 Scanlon was discussed. It was agreed that the board was not able to answer her request and she will be asked to confer with her own attorney.

Newsletter needs to get out. Pete D’s article will be included. We also discussed getting advertisers for the newsletter. Agreed \$40 for a business card size ad would be acceptable to help offset the costs.

The board discussed late fees and interest on delinquent dues.

Pool rules for 2011 were reviewed and voted on 5-0 in favor. These will be posted on the community website and in the newsletter.

The board would like to see the ARC committee increased to 5 and the guidelines reviewed when the new members join. Consideration for putting an announcement in the newsletter looking for ARC volunteers was discussed.

Options regarding members with over 2 years delinquent dues were discussed. The board will review the most current list when April finances comes in.

The options of renting out another vacant house was discussed as extra income for the community.

Neighbor Adam has reached out to volunteer. We will be asking him to assist with the pool committee and ARC committee.

Aqua tech will come to pressure wash the chairs and such before opening the pool. We review our contract for renewal with them in October.

Discussion of the continuation of a lifeguard at the pool was discussed. It was agreed the entire community needs to have a say in this. We will try to get a feel out in the newsletter.

It was agreed Pete D will be the voice between our community and the board. Pete R will be the voice between the board and Kuester.

Meeting adjourned 9:35pm