

**Curtis Pond HOA Board
Meeting Minutes – Open Session
May 15, 2007**

Attendees:

Board: Bob Bankhead, Brad Clyne, Peter Russo, Richard Anderson and Rich Hagens

Residents: Lisa Bernhardt, Susan Oldiges, Laura Good, Denise Clark, Mark Jordan, Ann James, Kim Trueman Russo, Wendy Petrie, and Andy Good

At 7pm Bob Bankhead called the Open Session of the meeting to order and greeted those in attendance.

Bob introduced Brad Clyne as Secretary and Richard Anderson as Treasurer.

Bob explained that, according to the Bylaws and the former HOA attorney, the board was empowered to appoint a Secretary and Treasurer. These are the only 2 positions that could be filled by board appointment.

Bob explained that the board approached Brad to ask him to take the Secretary position because of his communication skills and his knowledge of our governing documents. Brad is a certified Project Manager and has extensive experience with contract negotiations and delivery of services.

Richard Anderson was asked to accept the position of Treasurer because Richard has experience in the role through service on other boards. Richard is a well respected business man and works well with numbers.

Bob explained that the board interviewed a total of 5 individuals regarding the 2 appointments.

Bob announced that the board will be appointing chairs for the committee's during the closed session.

Bob explained that currently we do have an ARC committee that was formed while the Interim Board was in office. David Coble has been leading the committee as Chairperson and will continue to fill that seat. According to our Bylaws this committee must have no fewer than 3 members and no more than 5 members.

The board is currently forming a Communication Committee which will be responsible for developing a new 'look' for the official website. The committee will also be responsible for updating the website at the direction of the board,

moderating the new official Forum, and for publishing and distributing a monthly Curtis Pond Newsletter. Brad Clyne will serve as Chairperson until the committee is fully operational.

The HOA will be saving money on the website hosting. They were able to eliminate the monthly fee and the update fees charged by Cedar through the efforts of volunteers. There will still be a annual hosting fee paid to Cedar which is less then \$100.

The Social/Teen Committee is an already established committee and has been for some time now. The current Chair is Kim Trueman Russo and the Co-Chair is Angie Hickman. There will be no changes to the chairs of this committee.

The contract with Cedar Management has been re-negotiated to reflect the number of homes comprising the Association. This contract is valid for 12 months.

The board is reviewing the current pool contract. Once the issue of pool usage is determined the contract with Aqua Tech may require re-negotiation.

The board is reviewing the landscaping contract to be sure that only the entrances and common lands that are considered Association property are being serviced.

Bob explained that the board is in the process of working on the issue of pool usage by all phases for the 2007 summer season.

The floor was opened to questions from those in attendance:

Question from the floor – Have the pool hours been changed?

Bob Bankhead explained that the pool schedule was set. The original contract was signed on 12/27/2006. Bob stated that the pool hours are very similar to last year. He then read the pool hours to the attendees. The hours will be posted on the official website as well as the communications board outside the pool area.

Question from the floor – Was anything done to fix the kiddy pool?

It was determined that at one time there was a problem with the overflow backing up into the kiddy pool causing it to discolor. It has been repaired and Aqua Tech is scheduled to clean it.

Question from the floor – Can the changing table in the Ladies Room at the pool be replaced?

.The Teen/Social Committee will use funds raised at events to purchase new changing tables for both of the restrooms at the pool.

Question from the floor – Is the Community Watch Program still in place?

The program is no longer in place and Kim Trueman-Russo offered to collect information regarding starting a new one and will send all information to the board.

Question from the floor – Will the pools be divided when the new pool is built? Can I only go to the new pool if I am a phase 2,3, or 4 resident or can I go to either pool?

Bob explained that HOA is not planning to build a second pool and can not speak to access issues in other areas. The Curtis Pond pool will be open to Members of the HOA and their guests.

Question from the floor – Who files for the Health Department Permit for the Pool and have they done so already?

Bob answered, “Aqua Tech files for Health Permits and I believe they have done so. The pool will be inspected by the town prior to opening on May 26th.”

Question from the floor – Has the new board or the interim board made any other changes in contracts?

Cedar management has been re-negotiated; all other contracts are being reviewed.

Question from the floor – So no other vendors have been changed?

Board response, “No other vendors have been changed.”

Question from the floor – Where are we with incorporating the phases and pool issues? The feeling in the community is that phase 1 doesn't want all phases united.

The board responded that they are looking at both short term and long term solutions. The board also explained that two separate companies insure the pool: the HOA's insurance company and the Pool Management Company's insurance company. There will be a Membership meeting of Phase 1 to vote on what they ultimately want to do with the pool regarding temporary pool use by the other phases.

Question from the floor – Can I have a flag pole in my yard with the U.S. flag hanging?

Board response, “Please refer to the statutes governing the display of the U.S. Flag. Nothing in our governing documents restricts the display of the flag.”

Open session of the meeting was adjourned at 8:05pm.