

Open Board Meeting 10-10-2011 6:33pm

In attendance board : Pete Russo, Diane Spero

In attendance members: Mike Pfeiffer, Rich Hagan, Brian McCarron, Jay Reid, David Coble, Eric Davis, Pete Dunfee, Troy Newell, Ray King, Kevin Gilbertson.

Old Business:

Pool resurfacing about \$1800 from complete price needed for repairs. Quote accepted approximately \$28,000. Pool will be ready for next season. Kiddie pool and main pool will be replastered. The work will carry a 5 year warranty.

The basketball hoop that was removed has been replaced. With the pool being closed we are hoping there will be no issues. If there are problems, it will be removed again. So far everything has been good.

The pool committee was given \$250 for fundraisers. The board received \$325.00 back.

The vending machine company cannot produce receipts for all payments made last year. We were forwarded one cancelled check from September last year for \$21.00. The board has been trying to contact them but they have moved and we cannot reach them by phone. There was a certified letter sent asking for the rest of the receipts as well as payments for this summer's take. We have received neither and the vending machines are at the pool until this is resolved. When documentation and payment is received, the machines will be returned. The board will look into the cost of putting a lien on the machines.

Open Q & A:

Q - are dues going to increase

A - yes. The percentage has not been determined.

Q - how much was spent on security?

A - \$1300 was spent on security cameras as well as a new computer which also runs the fob system. There were many problems with the fobs locking up this summer, which required a board member to go to the pool to address, so a new computer was needed to correct this. Now the one unit will run both programs.

Q - if lifeguards are gone, why raise dues?

A - we are required to have a reserve fund for emergency repairs/etc. The pool repair will exhaust these funds and they need to be rebuilt. This is a legal requirement of the HOA. One member pointed out our dues are about \$150 below comparable neighborhoods. David gave an explanation of dues and cost analysis. Jay stated there needs to be caution when raising dues.

Q - do we still have the rental on Bluffton?

A - yes. There will also be another rental at 104 Bluffton.

Q – is there anything we can do about getting the lawns mowed on the empty houses?

A – it is up to the bank that owns the home. We can reach them to try to get taken care of, but we cannot have it mowed and bill them. Pete mowed the one on Bluffton and later a neighbor and (we believe) his son mowed and cleaned up the place. Thank you to neighbors that care enough to go out of their way to make our neighborhood look good.

BOA has a website “MERGE” that we will check into that may help with reporting these problems at least for BOA homes.

The last set of flowers will not be planted at our entrances. There are two trees that are falling over and need to be taken down. Being as the plants at the front look very good, the money will be used to take care of the dangerous falling trees instead.

Floor open to Troy Newell:

Troy was unhappy with the oversights in professionalism from the board. He conveyed the hopes in the future to find 5 board members to serve that have not ever served before. The board felt making a complaint was not a problem, it is when people demand immediate attention and continue to email again and again regarding the issue they have. Remember, this board is volunteer and takes care of issues as quickly as they can. It is one thing to be helpful, it is another to be harassing them.

Troy raised his hat to volunteer to be on the board. This will be addressed by the board as not all board members were present at this meeting.

Meeting called 7:50pm