

HOA Meeting Minutes, July 13th, 2015

- Quorum confirmed at 6:31 PM
- Meeting called to order by President John Gutterman at 6:32.
- All officers present: John Gutterman, Bill Naber, Mike Fox, Roger Blood, Frank Johnson. The following homeowners were present: Michael Belcher, Jeremy Denham representing Ed and Kathy, Rory Dittmer, Pat Ingwersen, Bruce Snyder.
- After some discussion, we unanimously agreed to start afresh and discard the unofficial notes from the February 2015 meeting that ended early
- Reviewed and unanimously approved the February 2014 meeting minutes.
- Treasurer's (Roger Blood) Report

Presented analysis of consolidated profit and loss statements from 2009 through 2014. Found no anomalies. Reviewed all check and invoices from the previous year (2014) and found no anomalies.

Reviewed accounting controls, e.g. two persons (President, Treasurer) must sign checks. All expenses charged to the HOA require a receipt. All contracts will be bid to multiple suppliers and bids will be reviewed and approved by Board. New front gate control and landscaping contracts have been reviewed and suppliers are in place

As maintenance costs increase our current reserve may not cover requirements. Although there is no need to increase dues at this time, the board will prepare a list of potential maintenance requirement for review at the next annual meeting.

Unanimously approved Treasurer's report
- John Gutterman reviewed the minutes from the May and June Board of Directors' meetings and updated us on the following actions:

The contract to Aquatic Systems for pond maintenance (weed control etc.) has been renewed.

CDA Solutions was awarded the contract to repair the damage to the gate and will provide gate operations services (programming devices, scheduling opening and closing for special events) for the next year. The phone system for the gate has been upgraded to dial long distance numbers to accommodate residents who have out of state cell phones.

Schurlknight's Landscaping was awarded the contract to provide recurring Landscape services.

Drainage and swale concerns; 2521, 2527, 2533. The board agreed to get estimates to repair any damage to the swale caused by an action of the HOA and to develop a plan for the continued maintenance of the storm water management system (including swales) in accordance with Article 8 of the HOA Covenants and Restrictions and as permitted by the St Johns Rive Water Management District ("... shall be repaired and the Drainage Swale returned to its former condition". The firms recommended by Ed Denham were not interested and both recommended Green Thumb. John is working with them on an estimate.

Root intrusion on south end fence: The board agreed unanimously that based on our review of Article 11, General Provisions of the HOA Covenants and Restrictions, the root intrusion on the south end fence is not under the prevue of the HOA. The HOA only owns 8' of property centered on the sidewalk on the south end. Steve Stose has been informed.
- General Discussion

Michael Belcher discussed the actions he has taken to reduce flooding in his back yard. This is a problem shared by many of use and is a result of a combination of the requirement to "drain forward" to the street and natural landscape changes over time. He expressed concern about the deteriorating condition of his back fence. The board assured him this will be resolved once we have contracted a supplier to repair the damage to the swale.

Discussed the standardization of mailboxes. Mike Fox will provide the members with the details of his research and selection of a new standard mailbox to replace damaged mail boxes in the future

Mike Fox requested that all residents be notified when someone requests that the gate be programmed to be open. This will reassure all that the gate is not broken

Discussed paint color standardization. The board will review architectural standards

Mike Fox mentioned that he will be recommending a change to the Covenants and Restrictions to exclude basketball hoops in the neighborhood. Since any change in the Covenants and Restrictions requires approval of 2/3s of the homeowners, he and Frank Johnson have an action to review the Covenants and Restrictions to determine what changes to recommend so we only have to have one round of voting.

John announced that the Board will continue to meet monthly and we will advise all homeowners of the date and time of our meetings.

- Meeting adjourned at approximately 7:30 PM