

Association Meeting Minutes

August 20, 2011

9:00 A.M.

Emily Traphaggen Preserve

Meeting called by: Directors

Facilitator: Will Aldrich (President)

Purpose: Annual Budget Meeting

Attendees on record: 21 homeowners representing 19 lots were present. Sign in sheet on file with Secretary.

PRESIDENT'S CALL TO ORDER:

Will Aldrich called the meeting to order.

SECRETARY'S REPORT:

Discussion: Minutes from the Sep 11, 2010 annual meeting were distributed and approved as submitted

C=Comment Q=Question A=Answer

DISCUSSION:

Old Business: Landscape Master plan - Entrance

Will Aldrich opened discussion with the subject of the landscape master plan for the main entrance. A landscape architect was hired to look into redoing/improving the front entrance as well as the other two entrances to our development including signage. We got 7 bids and the range of quotes ranged from \$50,000 to over \$100,000. Our goal is to consider the feedback of the homeowners including the suggestion that we cut back the plantings and seek re-quotes.

When we went to file easements for the mowing our lawyers discovered the easements for the front entrance were never conveyed from Paul Phillips, the developer. We were not able to do anything with the front entrance until this issue was resolved. The property owners have now conveyed easements to the HOA (Home Owners Association) and this issue is resolved.

Continuing effort for the 2009-2010 year: Going forward the Directors are still working on the entrance. Next steps are to get fresh quotes for the entrance, review it with the home owners and discuss the cost and whether we should go forward or not. We also plan to revisit the "Deeds and Covenants".

MOWING:

Scott Hammond: We finally completed the mowing easement work however delays were encountered. The first delay was with the title work; several of the titles were conveyed differently than they were at closing causing us to do additional unexpected title work. We also had to revise the easement language along with the properties. And finally the front easements filed by Crafton Properties were not conveyed appropriately. We have resolved all of these issues.

Last night we had our first mowing. "More Time For You" is providing the service and they are mowing from Rutherford, up and over the mound so it will look consistent. "One on One Landscaping" will be doing the fertilization and should begin with our fall treatment as early as next week.

We are about a year beyond where we wanted to be but we need to be sure things were done appropriately. The Loveland legal firm did all the legal work for us.

STREET SIGNS:

Dave Lickovitch discussed the status of the street signage. Last year the Association approved to spend up to \$5000 to upgrade the posts for the street and stop signs. Photo samples were distributed to the home owners and a design preference was selected that closely matched the Wedgewood look. At that time Liberty Township offered to assist by providing installation and provide us with wholesale pricing for the materials. However since then the Township has reneged on their position and therefore the entire cost will be the responsibility of the HOA.

In light of this situation it was suggested that the signage work be staged. The concept is to address the street signs first since they are not uniform in our development and do the stop and speed signs at a later time. The design would incorporate wooden posts similar to our mail box posts. Dave suggests we redistribute the concept and sample photos to the HOA for comments. The total cost estimates were in the area of \$15,000 for all signs including street signs, speed and stop signs.

Once we convert the posts, future maintenance belongs to the HOA. Some suggest we limit it to just the street signs, others disagree. Since it is already approved in the last HOA meeting we will proceed to seek bids and begin work on the WSSIII street signs following the distribution and comments on the design.

FINANCIAL REPORTS were distributed (see attached):

Dave Lickovitch (Treasurer)

P&L STATEMENT:

P&L statement is in line with last year. Special notes regarding the Statement include:

- Noted we had a budgeted expense for the signs which were not expensed and also the mowing so we have some retained earnings that will be carried forward as surplus this year.
- We expensed for the legal fees for the front entrance mowing easements and conveyance which has not yet been invoiced, and we also have \$450 expensed last year remaining from our master design plan work. These were carried over as a liability on our balance sheet in the amount of \$1024.50.

PROPOSED BUDGET:

(Refer to footnotes for further information)

- Membership Dues are proposed to be reduced by \$30 since our expenses are under control. We want to continue to collect for luminaries which are \$18 per household.
- Possible cost increase may be for liability insurance due to the front entrance easements and mowing. We are estimating it to be \$1400.
- We have \$38,000 in cash but because of the front entrance we assume a future assessment will be necessary to accomplish the work.

Comments: – It was suggested that we keep the dues at the current level to permit the accumulation of additional surplus for what we know to be future expenses and reduce the need or amount of any possible assessments later.

Motion: We approve the budget and keep the dues at the current level of \$275 and include the luminaries cost of \$18 in those dues. Annette Malone

Motion passed

GENERAL DISCUSSION:

DUES:

- Question was raised about difficulty of gaining timely payment of dues from a few home owners. Discussion revolved around how best to remedy this situation.

LUMINARIES:

- Thanks to Rick and Cyndi for doing this last year. We need a volunteer to do the Luminaries next year...

DIRECTOR/TRUSTEE

- Scott Hammond is resigning as Trustee. Volunteers and/or nominees were solicited for filling this position. None were offered at this time.

No other matters of business were tendered.

Rick Dawson offered a motion to adjourn the meeting, Bill Malone seconded
Motion passed

Submitted by John Newcomer, Secretary

Approved by vote