



## Board of Directors Meeting

September 27, 2007

### REVISED DRAFT - MINUTES

(Pending Approval)

**To:** Board of Directors.

**By:** James Scot Yarnell, Secretary

**Call to Order:** The meeting of the Board of Directors was called to order at 7:00 p.m., on Thursday, September 27, 2007, at the home of Allen and Susan Miglore.

**Directors Present:** Allen Miglore, Pete Southworth, Scot Yarnell, Don Oas, and Tony Ringor.

**Homeowners Present:** Jim Alford, Sehrif Mirgoli, Vicki Iander, Bert Stride, Tom and Maryann Schultz, Kathy Alhady, Garth and Michelle Snyder.

#### 1.0 OLD BUSINESS:

1.1 Minutes: Review and approve minutes of Board of Directors meeting on March 15, 2007. **The Board voted (Miglore/Yarnell; 5-0) to approve the minutes as prepared.**

#### 1.2 Reports:

1.2.1 Treasurer: Board Member Southworth reported approximately \$10,600 in savings at Bank of America; \$35,000 in CD's at 4.5% interest; and \$5,000 in checking account. No homeowners are significantly behind in dues.

#### 1.2.2 Gate Maintenance:

1.2.2.1 Board Member Oas reported that gate painting has been finished and that a new key pad was installed at Talon and Brannon.

1.2.2.2 Homeowner Alford asked whether the key codes could be changed more frequently; general discussion; consensus to ask Zimmerman about feasibility.

#### 1.2.3 Road Report:

1.2.3.1 Homeowner Mirgoli complained about non-homeowner members speeding through community. General discussion about speed signs and speed bumps. Southworth to research cost of installing speed bumps, warning signs, and painting.

1.2.3.2 Board member Miglore asked when the next weed abatement spraying is scheduled. Southworth indicated

November 2007. **The Board voted (Miglore/Oas; 5-0) to authorized \$150 for additional removal (“weed-eating”) at selected locations.**

- 1.2.4 Jeremy Meyers-Oakes Claim: Board Member Yarnell had nothing new to report
- 1.2.5 SHARC: Homeowners Alhady reported no new applications received, although some improvements have been installed by homeowners. Time for another drive through inspection. General discussion of fine system, drop-off in compliance, and feasibility of a management company. Homeowner Ringor volunteered to serve on the SHARC.
- 1.2.6 Water Tank: Board Member Miglore reported that a leaking check valve. Rumsey/Lang inspected and estimated cost of valve to be \$671 and total cost of repair at \$1235. **The Board voted (Southworth/Miglore; 5-0) to authorize \$1300 for the repairs, subject to final review of the total estimated cost of repairs by Board member Ringor**
- 1.2.7 Railroad Report: Board Member Yarnell report that th May 14, 2007 and September 17, 2007 meetings of the SPTC-JPA had been cancelled. Next meeting is set for Monday, November 5, 2007.

## 2.0 NEW BUSINESS:

- 2.1 Budget: Southworth presented and responded to questions regarding the proposed 2008 Pro Forma Operating Budget. The actual cost of landscaping was revised to \$3500 per year; weed control was revised to \$2500 per year; professional fees were lowered to \$800. **The Board voted (Yarnell/Miglore; 5-0) to approved the proposed Pro Forma Operating Budget with the specified changes.**
- 2.2 Reserve Study: Board member Miglore presented the 2007 Reserve Study for adoption. General discussion of roads, pumps, gates and water tank. A 20% increase per year in homeowner dues for five years will fund to meet the estimated reserve requirements with “chip-seal” road surfacing. **The Board voted (Miglore/Ringor; 5-0) to approve the reserve study as proposed.**
- 2.3 HOA Dues: **The Board voted (Miglore/Soutworth; 5-0) to approve a f twenty percent (20%) increase in Homeowner Association Dues effective January 1, 2008.**
- 2.4 Homeowner Above Ground Storage Systems: General discussion of homeowner above ground storage containers and community appearance standards. Most above ground tanks were approved by Beazer. General agreement that no above ground storage tanks should visible from the roadway. Tanks away from the roadway should be screened. **The Board voted (Southworth/Yarnell; 5-0) to direct SHARC to prepare a**

**proposed guideline consistent with the following considerations: no above ground tanks except for emergency purposes, or variance permitted depending upon location, visibility, screening; above ground storage should be subject to prior application and approval to ensure they do not detract from esthetic considerations.**

3.0 ADJOURNMENT: The meeting adjourned at 10:15 p.m.