



November 21, 2010

We held our Homeowners Association meeting on November 21st, 2010 at the South Valley Jr. High School at 4:00 p.m. We had 15 families attending to meet the quorum.

The minutes from the previous meeting (November 22, 2009) were read and approved.

The next item was the reading of the Treasurer's report. The discussion included all budgetary items that occurred between November 2009 and November of 2010. All items were discussed and approved by all in attendance.

Discussion of old business began with property upkeep. There were a number of homeowners who are still concern about property upkeep with certain properties in the neighborhood. The Board reported that numerous violation letters had been sent since the last meeting. Some of those letters have gotten the desired results, but it is clear that there is still a problem. The Board also reported the difficulty in arbitrarily assigning fines. It was discussed that perhaps a single amount fined for each violation might get better results. It was motioned, seconded and approved by all that a \$25.00 fine will be assessed to violators of property upkeep restrictions as it relates to the bylaws of the HOA. Upon violation, a letter will be immediately sent notifying the property owner of the violation. The property owner will be given 30 days to correct the violation. If the violation is not corrected within the 30 day timeframe, the homeowner will incur the \$25.00 fine. If the violation is not corrected and the fine is not paid, the HOA may take legal action to remedy the situation. The violating property owner will be responsible for all attorney's fees and legal costs as it relates to correction of the property violation. Everyone in attendance agreed this was a necessary step in an attempt to curb the property upkeep violations. There are a few properties which will be receiving the violation letters immediately.

The next topic of discussion was regarding the islands in our community. The islands were redone this year and everyone agreed that they looked much better than they previously did. The Board reported the need to find someone responsible for maintenance of the islands. There are a few homeowners who have been sharing this responsibility for a number of years and it has been suggested that the HOA should contract with someone who will take on the responsibility of maintaining the islands. The Board will be contacting a number of firms to see if they have interest in contracting with us for the maintenance of the islands. During this discussion it was brought forth that two homeowners in particular have been not only maintaining the islands since the rework, but also took on the responsibility of watering those islands to make sure the new plant material got the attention it needed to survive. It was suggested that these two residences be reimbursed for their watering expense in maintaining the islands. It was motioned, seconded and approved by all that the HOA should reimburse a total of \$250.00 for water expense between the two households that have been providing the watering. Going forward it is hoped that whoever we contract with for the island maintenance will handle the watering themselves.



The first order of new business was the election of a new president for the HOA. The Board reported that the president's seat was now vacant and the treasurer's and secretary's seats would need to be filled come 2011. It was clear that there was little interest in the president's position, or any of the upcoming positions either. Given the level of interest and attendance at the last few meetings this outcome was actually expected by the current Board. To that end, the Board took the liberty of gathering information about turning the day to day operations of our HOA back over to a management company. The Board reported that if there are no volunteers to take the positions, there will be no other choice but to work with a management company as was initially done when our HOA was formed. There were a number of questions about this for which the Board didn't currently have an answer. It was agreed by all in attendance that bringing in a management company could be investigated further and reported on as early as possible. Therefore it was motioned, seconded and approved by all that this investigation will begin and that there will be a special HOA meeting in February of 2011 to report the findings to all in attendance. It is assumed that at that time, there will be a vote as to whether to turn the operation over to a management company. The date of the February meeting is yet to be determined, but all residents will be notified after the first of the year as to the date and time.

The Board then reported that according to the bylaws the meeting could not continue without a new president. A motion was made to elect Antoinette King to the presidents' position. This motion was seconded; a vote was called and passed with a majority vote. Antoinette will take the office immediately.

The next discussion item was regarding the 2011 HOA dues. The meeting notification letter also included notification that the 2011 dues will be \$50.00 and are due from all property owners by December 31st, 2010. This information is also posted on the HOA website.

The final item for discussion was the 2011 budget. Budgetary items were discussed and approved by all in attendance. Should you need a copy of the budget, just contact any board member. Given the island maintenance discussion and the possible inclusion of a management company, the special February meeting will also address those budgetary concerns.

A motion was made for adjournment and seconded.