



May 1<sup>st</sup>, 2011

We held a Special Homeowners Association meeting on May 1<sup>st</sup>, 2011 at the South Valley Jr. High School at 4:00 p.m. We had 18 families attending to meet the quorum.

The minutes from the previous meeting (November 21, 2010) were read and approved.

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

As this meeting was "Special" in its purpose, the discussion was somewhat limited to the three major topics at hand; Common Area Island Maintenance, Officer Election, and Management Company Outsourcing discussion.

The first topic of discussion was the ongoing maintenance of the islands in our community. The Board reported that there had been some damage to the islands over the winter which would need to be repaired with some additional plant material as well as general maintenance of the islands themselves. This led to discussion regarding the effectiveness and cost implications to continually keep up the plants, mulch, watering, etc. There was a lengthy discussion regarding alternatives to the landscaping. The most popular suggestion was to completely remove the plantings and the dirt and then create a hardscape look with the islands. It was suggested that the landscape be replaced by a layer of concrete and then decorative brick on the top. There were a number of volunteers familiar with this kind of work who offered to donate their time and effort to make this happen. It was motioned and approved by all in attendance that this is the route the HOA wanted to go provided the cost of materials did not exceed \$1,000.00. Should the cost exceed this amount, the Board will take a second look at the entire project.

The next topic of discussion was the outsourcing of the day-to-day operations of the HOA to a management company. As indicated in the meeting notice that was sent out, two of the Board members terms are ending and there was an overwhelming lack of interest in participation on the Board. Both management proposals were discussed in detail at length. Both the pros and cons of bringing in a management company were discussed. Some residents were in favor of the management company and some were not. At this point, no vote was taken. It was agreed that the election of new Board members needed to take place first since that would have a direct impact on the outsourcing of the HOA Management.

So, the discussion led right in to election of new officer positions for the HOA Board. It was discussed that these positions would require some work if the HOA stayed under its own management. However, should the HOA vote to outsource the daily management, these would simply become advisory type positions where all the day-to-day operations would be controlled by the chosen management company. It was reported that both the current Secretary and Treasurer have served a three-year term and need to be replaced. However, before this could



occur, the new Board President (elected at the last meeting in November 2010) resigned her position. So, that meant that all three Board positions must now be filled. At this point the floor was open for nominees for these positions. There was one nominee for each position and they were all voted on and elected unanimously. Your new HOA Board of Directors for the next three years will be: Vic Samson, President; Michael Obranovic, Treasurer; Darla Gilley, Secretary. The new officers were welcomed and will take office at the end of May. It was also discussed that the current Board will have a meeting with the new Board members to ensure a smooth transition from one Board to another.

With the Board elections settled, the discussion could now turn back to the outsourcing of the daily operations to a management company. A motion was made to continue as is for now (keeping the daily operation of the HOA within the Board and not to contract with a management company for at least one year). The newly elected Board agreed to give this a try for a period of one-year. At the end of that period, the HOA could re-address outsourcing at that time. The motion was seconded and passed with a vote of 13 for and 5 against. Therefore, the daily operations of our HOA will continue (at least for the next year) to be controlled by the HOA Board of Directors.

The final topic was regarding a neighborhood watch. There was no formal declaration, just a reminder to watch out for your neighbors and other strange occurrences in the neighborhood.

A motion was made for adjournment and seconded.