

Board Meeting Minutes
October 25, 2012

The meeting was called to order at 7:15 p.m. by David Nelson, President.

Board Members Present: David Nelson, Kelly McCann and Nadine D'Alessandro. Alan Philips and Brian Schwartz were absent.

The Board Meeting Minutes for October 5, 2012 were approved with no changes.

Budget Discussion: Nadine D'Alessandro, Treasurer, stated that at year end the bank balance will be approximately \$12,500. Approximately \$5000 of that money will be used to pay for insurance and landscaping due in January. It is anticipated that the current year expenditures will be \$23,200 which is \$3400 under the original 2012 budget of \$26,600.

Prior Resolutions:

- 1) Notice to Delinquent Homeowners – Due to changes in the State Property Code, the HOA must offer a payment plan prior to seek a legal remedy for past due assessments. Nadine D'Alessandro has been working with the lawyer to finalize these documents. The payment plan will allow homeowners to pay assessments in 3 monthly installments, with a \$25 administrative fee for each month.
- 2) Assessment increase – Due to the concern over the irrigation system and pond issues, the Board elected to increase the assessments for 2013 to \$375. This represents a 7% increase.
- 3) Changes to By-Laws & CC&R's – At the annual membership meeting, the Board will present changes to the governing documents for approval. Specifics were not available for this meeting however the intent of the changes to the By-Laws is to remove the reference to Declarant and remove class B votes. Bullet points will be included with the annual membership meeting letter and the entire revised documents will be posted on the website for review.
- 4) Accounting Services – The Board verbally agreed to accept the proposal for accounting services from Nadine D'Alessandro for the 2013 year for \$500.
- 5) Lawyer – An Engagement letter was signed with Susan Satterwhite PC to handle document preparation and collections on an as needed basis.

Old Business

- 1) Landscape Bid – The current landscape bid expires at the end of the year and David Nelson has been talking with the current landscaper regarding a new contract.
- 2) Pond Maintenance – Several weeks ago, a chemical application was applied to the reeds in the pond, which is supposed to go into the roots and kill the reeds. Once the reeds are dead, the HOA will hire the landscaper to remove the dead reeds. The chemicals

used are environmentally friendly and should not harm the remaining fish. It may be necessary for future "as needed" treatments of the reeds. It was also discussed that the dam that was constructed is leaking and probably needs to be repaired in the future. There was some concern expressed by the visitors of the amount of money spent on the pond for maintenance.

- 3) City Projects – David Nelson reported that there are still some items that have not been addressed by the city regarding the sewer line construction. He will continue to work with Kathleen Lappen of the city regarding these items.
- 4) 2012 Assessments – Nadine D'Alessandro stated that one (1) homeowner has not paid the current year assessments and has not responded to correspondence and his account will be turned over to the lawyer for collection.
- 5) The Board adopted the ARC Committee's Guidelines for Yard Maintenance.

New Business:

- 1) The annual membership meeting will be scheduled for the first part of December. There are two (2) positions on the board that need to be filled. The Board would like to have names of interested people prior to the annual meeting. Neli Spurrell agreed to create and post signs regarding the upcoming open positions.

Other Items that were discussed:

- 1) Pansies will be planted the first part of November.
- 2) There was a break in the irrigation system and water ran for approximately 5 hours before someone was alerted. The membership was encouraged to call David Nelson or send an email to BOD@FlagstoneCreek.org if something is observed that seems off.

The meeting was adjourned at 8:45 pm.

Nadine D'Alessandro, Secretary/Treasurer