

Homeowners Association, Inc.  
Board of Directors Meeting  
May 18, 2016

On May 18, 2016 the HOA Board of Directors Meeting was called to order at 7:00 PM by our President, Marvin Ott. After the Pledge of Allegiance and moment of silence, roll call was taken with all Board Members in attendance except Chris Evans.

A Motion was made by Marvin Ott and seconded by Bob Coleman to approve the Minutes from the April 20, 2016 Meeting. Motion carried; all Board Members present accepted.

Treasurer's Report – Bob Coleman

Bob Coleman presented the Treasurer's Report which showed that we have 89 homeowners with past due fees, 3 properties in bankruptcy, 2 in collections, 1 foreclosure, 5 with liens, 1 Association managed from foreclosure, and 10 on payment plans. With prior approval, Bob Coleman informed the Board that \$225,000 has been transferred from a Money Market Reserve account to two (2) CDs: 1 for \$125,000 and a second for \$100,000. A motion was made by Larry Cordisco and seconded by Marvin Ott to foreclose on a lien of \$1,950 at 364 Sheffield. Motion carried; all Board Members present accepted.

Maintenance Committee – Marvin Ott

Marvin Ott reported that a hole in the Stanford drain has been repaired but the pipes still need sleeves inside at a cost of \$6,690 and 8 sections of sidewalk will also need to be replaced at a cost of \$4,800. A motion was made by Marvin Ott and seconded by Bob Coleman to proceed with these repairs at the total cost of \$11,490. Motion carried; all Board Members present accepted.

Other items for this committee include: quotes for drain cleaning will be in by next Board Meeting; LED lights for the parking lot have arrived and will be installed next week. A Motion was made by Marvin Ott and seconded by Lynda Pratt to proceed with the Affordable Pressure Washing bid to clean brick pavers around pool deck area, replace sand, seal and paint at a cost of \$1,750. Motion carried; all Board Members present accepted.

A Motion was made by Marvin Ott and seconded by Larry Cordisco to proceed with the trimming of 1,618 trees in the community by Tri-County at a cost of \$17,798. Motion carried; all Board Members present accepted.

Lakes & Preserves – Clem Lagala

Clem Lagala was not present, however, a memo with attachments was sent to the Directors regarding a study done by Aquatic Systems, with recommendations to provide aeration in problem lakes at some point. Biologists will be here sometime in late June/early July to explain the condition of the lakes.

Restrictions & Covenants Enforcement Committee – Tracy Johnson

Tracy Johnson reported that she had not received any new violation information that would require further action at this time.

Hearing Committee - Bob Evans

Nothing to report at this time.

Architectural Committee – Lynda Pratt

Lynda Pratt reported that she is dealing with one issue that is ongoing and that this year, there have been a total of Fifty (50) requests submitted with no problems.

Security Committee – Tru Hall

Tru Hall reported incidents as follows: trash cans being left out long after the garbage was collected and children are opening gate at Tennis/Basketball courts by climbing under the gate.

Cable Committee – Bob Evans

Bob Evans announced that the Cable Committee meets with Hotwire every two weeks for an update on their progress. To date, they are on or ahead of schedule. Hotwire expects to start homeowner hookups after the AT&T cable has been checked. The first hookup will be at the Clubhouse; this will include TV and Wi-Fi. Since Hotwire will be replacing the TV in the Clubhouse, a Motion was made by Marvin and seconded by Larry Cordisco to have a raffle for the old TV at the Memorial Day celebration. Motion carried; all Board Members present accepted.

New Business:

Yellowstone (FKA Austin Outdoors) our current lawn maintenance company was the lowest bidder of the 3 presented to the Board. However, they presented an increase of \$4,000 per month starting in July. After negotiations, Yellowstone agreed to increase their price only \$2,000 per month until the end of December, 2016. A Motion was made by Bob Coleman and seconded by Larry Cordisco to proceed with this contract. Motion carried; all Board Members present accepted.

Board Members will meet with Yellowstone to negotiate a 2017 contract that will continue for 3-5 years, with an annual increase of 3% only.

A motion was made by Marvin Ott and seconded by Larry Cordisco to adjourn the meeting at 8:15 PM. Motion carried, all Board Members accepted.

The next regular HOA meeting will be June 16, 2016.

Respectfully Submitted by:

Jane Cordisco