

Homeowners Meeting Notes April 22nd, 2009

- Board Attendees: Bob, Sue, Jamie, and Kirk.
- Homeowner Attendees: List on file
- Financial status for March, 2009 YTD, and 2009 financial forecast:
 - \$58k in the bank in various VoSC accounts
 - Current estimate shows a surplus of roughly \$12,000 to be generated in 2009
- Dead tree removal:
 - Continued discussion on trimming and removing necessary trees.
 - Mike from 1st American is reviewing Peter's notes generated in 2008 on trees that need attention and he plans to provide a summary of all trees that need to be trimmed or removed.
 - Bob to talk with Mike about having the summary by end of May
 - Plan is to negotiate a reduced cost for the tree trimming. We also will notify homeowners of the tree trimming/removal, allowing them the opportunity to use the service at a group rate.
 - The Bonar Group has been hired to survey the West portion of the community in order to understand whether certain dead trees are on common property, or on numbered lots
- Landscape requirements of Homeowners, including trees:
 - On June 1st a letter will go out to those homeowners who do not currently have the required 3" diameter tree (measured at 4' above ground) in their front yard, per the covenants. A reasonable amount of notice will be given. After that time, for any lots that do not have a tree, the HOA will install a tree and recoup the cost.
 - Need to check on trees that are between the sidewalk and the street. A concern was raised about certain trees located between the sidewalks and street getting larger and causing damage to the sidewalks. When letters are sent out to homeowners who need to add a tree, we should suggest that trees not be located between sidewalk and the street.
- Collections process:
 - Bob reiterated the new collection process. The process matches what was sent in the recent letter to homeowners. The board created the plan in order to avoid inconsistencies or subjectiveness, and to create automatic action by 1st American.
- Update to walking trail, and any alternates:
 - Meyers Construction posted a \$42K bond with the town with an expiration of November 2009. The total cost of the job is expected to be much higher, however, the HOA has no financial responsibility.
 - Discussion on creating a committee to approach the town to understand whether the town would support an alternate plan, such as a park on one of the unbuildable lots, in lieu of the sidewalks. Jamie agreed to be part of the committee. Jamie stressed that

issue is obviously sensitive and a committee should consider themselves representatives of all of the homeowners – not purely their own interests.

- Phase #2 Lehman/Lehman contract:
 - Need to check with 1st American on regular trash pickup around the ponds. Bob will contact both 1st American and A-Plus.
 - Proposal was made to thin the foliage along the edges of the ponds. Bob checking on the cost.
 - Request was made to look at the debris in the creek behind Sylvia's home. Recent rains have caused debris to collect in one section.
 - Request was made to check again to see if there is some economical way for the goose droppings to be cleaned up weekly. Bob contacting A-Plus for a quote.
- Update to the website and email database:
 - Kirk provided update on the new, password access section and next steps planned to support a broadcast email link.
 - Need to send one more mailing with "last chance to add your email - future communication will be via email." Kirk to arrange this mailing with 1st American
- Dues reduction:
 - Kirk raised the issue of potential dues reduction. A reduction of a fixed amount, or a single month was proposed. After much discussion and inputs from the homeowners in attendance, it was decided that a reduction was not desired and the better course of action would be to focus on specific, well constructed improvements to the neighborhood.
- Social Committee:
 - Sue introduced the new Social committee. Sylvia presented the first social event, "The Patriotic Parade", set for around the July 4th holiday. A budget was presented and accepted. Everyone was very pleased with the creation of the committee and their plans for fun community events.