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**June 19th 2008 6:00 pm  
HOA Board Meeting Minutes, Kirk Redman: Secretary**

- **Welcome, and message from the President.**
  - Rich not in attendance. He is at the town board's regularly scheduled meeting. The VoSC walkway plan is scheduled to be discussed this evening.
  - We are planning to reinvest in the community with new capex projects over the next two years.
  - A more serious approach is being taken with respect to maintaining a clean, well kept community. This includes following through with notices to homeowners who are not keeping up their property to the standards.
  - We are looking for people to run for election when three terms are up in the fall. Please consider running for the board in the fall. Send email to Bob or Peter in order to be included on the ballot.
- **April financial results.**
  - Account balances are strong
  - Delinquencies
    - Total delinquent dues owed have been reduced by approximately 60%
  - A 2H08 review of the financial position is planned, as part of the Cap Ex expenditure effort.
  - Some extra expenditures have been made
    - New West entrance sign
    - Pond sign installed
- **Pond pump update.**
  - Pit is being pumped out for the first time in 15 years. Significant gravel created difficulty.
  - New pump is ready for installation
  - Eagle Services is supposed to complete the pump out
  - GAI is installing the pump as soon as the pit is clean
- **Landscape Architect 5 year Capex plan, and update on budgets etc**
  - We signed a five year contract with A-Plus in order to establish consistent, well maintained mowing and treatment of common area.
  - We have signed a 5 year architectural plan to define the removal of unsightly landscaping and the addition of new plantings to add to the beauty of the neighborhood.
    - Renovation of both entrances are the first phase of the project
- **Speed limit and entryway signs update**
  - New signs went up last week
  - We are investigating new posts with the same reflective signs that are required by the state
- **Insurance assessment**
  - Reviewed coverage to verify that insurance is practical
  - Insurance is appropriate and similar to other HOAs of our size
- **Walkway update**
  - The HOA's attorney has reviewed the history and current bond status
  - Walkways are considered an ordinance and are required

- Projected cost, per the town, for the complete job is approximately \$70K and is not the responsibility of the HOA

- **Mailboxes for community**

- Ongoing research is being done by Kirk on moving to a common mailbox
- Multiple box/post options are being considered
- General feeling is this would make a dramatic impact to the beautification of the neighborhood

**Questions from Homeowners:**

- Can the web site be retrofitted to include a bulletin board for postings such as “I am available to mow lawns”. “Baby sitting services”? This is something the board has discussed in the past, and would clearly be beneficial to many. However, there are concerns with privacy. Will need to review further and hope to have something live by end of year.
- Could a mass email list be established where notices could be sent out to the owners who choose to be on the list, allowing for rapid notice? This would augment the current process of sending out letters to each home.
- Can our community be declared a deeded community? (Sue to check)
- Comment on whether a natural boundary (mound) could be installed along the tracks to reduce noise and increase safety.
- Can a call be made to request for track repair? There is a section where the tracks click loudly at the same spot as a train passes.
- Comment about a trench having been dug along the side yard of a home on Eagle Nest. We do not know at this time whether this is on common area, or on homeowner property. The board will investigate.
- Comment on a realtor sign being on common area. Bob to request the correction of this.
- Would there be any interest in picking a good night for a big band night and possibly doing a VoSC “night at the movies” in the park area, with concessions?