



Home Owners' Association Annual Meeting

Minutes

March 4, 2014

7:00 PM

The meeting was brought to order and introduction of the board members was made by President Nancy Owens. The outgoing Secretary Treasurer: Traci and Caine DeWitt and new Vice President: Vicki Snarr. Each of the twenty five residents that attended introduced themselves. New residents, Dave and Christy Kessler and Mark and Jill Trina, were welcomed. Attendees were asked to make sure to sign in and pick up a copy of the budget that was provided.

The minutes from the 2013 meeting were approved by majority vote without formal review on a motion made by Tom Greiner and seconded by Jean Thomas.

Traci Dewitt gave the Secretary Treasurers' Report that included a budget and tax review. As all reviewed the proposed budget a question about the amount of dues was brought up by Kathy Pearson. Kathy stated that dues formerly had been \$125.00 and were doubled in years past to cover expenses incurred. She asked if the SC HOA really needed to continue to gather \$250.00 from each household as we currently have a balance in excess of \$18,000.00. President Nancy Owens gave a brief synopsis of possible expenses for 2014 such as repair of signage and sprinkler systems that can be very costly. Phil Hipkind gave perspective from other neighborhood's that have much higher dues. He stated that dues were raised in the past when he was on the board as not enough money was there to cover costs, putting our association at risk. Scott Gibbs shared that we need a buffer of money to cover any legal fees and liability issues that might come up during the years to come. Discussion centered on possible renovation of our entrance signage and retaining walls. Mark Trina explained he is in the contracting business and if the board wanted estimates of renovation of these areas he would be happy to give us his opinion and a quote.

Traci stated that she negotiated a reduced rate for tax preparation and filing to \$100.00 per year from former price of \$150.00 per year. All taxes were filed and brought up to date. No fees or penalties were due. Jean Thomas made a motion to approve the budget and Cynthia Vanbree seconded. The 2014 budget was passed by majority vote.

President Nancy Owens' recognized outgoing officers Caine and Traci DeWitt and thanked them for their service. Nancy reported that the neighborhood trash pick-up contract was awarded to CSG for another year and urged the few neighbors that use other services to switch to CSG. It was decided that a friendly tip from a neighbor may encourage all to honor our commitment to CSG.

Nancy advised that the landscaping contract was awarded to Ground Dynamics. Only two companies submitted bids this year. Angie Farnow and Jean Thomas asked for further discussion on how the decision was made to go with Ground Dynamics again this year. Vicki Snarr stated the bids were very close and that Ground Dynamics provided more flowers and mulch in their bid and that influenced the decision. A discussion ensued and statements were made by Jean Thomas and Angie Farnow that perhaps a two year rather than one year contract would be better for all concerned. Jean stated we could amend the bylaws to that end. President Nancy Owens stated the board would look into that. Angie Farnow asked to see the bids from the competing companies. The board agreed to show the bids and continue the discussion at a later time. Phil Hipskind and others also asked that the SCHOA solicit quotes for care of the nature trail and Christmas decoration. The board agreed to take those suggestions that under advisement.

Nancy Owens stated that there are currently no liens for past dues. She next discussed current needed maintenance. Stumps and overgrown bushes will be removed. Street lights are the responsibility of each homeowner. The pink ribbons found on some light poles were meant as an indicator of streetlights that are not working properly. Cynthia Vanbree stated she has some difficulty in getting ballasts and bulbs. She has had to call an electrician to get her light to work. Cynthia asked that part numbers be posted on our website to facilitate repairs. New neighbor, Dave Kessler volunteered to take a look at our streetlights and to help us keep them in better working order. Phil Hipskind stated the bulbs we currently use may not be sold. Jean Thomas added that developer, Don Reed, had some lighting materials in stock so we could call on him for help with supplies. Greg Snarr stated that the front entrance signs were updated years ago when he was on the SCHOA board and the north signage was added at that time. Greg also suggested that a neighborhood work day was not necessary if our landscapers take on more duties regarding the nature trail. Craig Welch asked the board to consider priority of renovation of front entrance signage versus other more pressing things such as care of nature trail. Phil Hipskind added his thoughts that areas where we could be liable for injuries incurred such as faulty steps on nature trail should take precedence.

April 19 was chosen as the date for the Easter Egg Hunt. Tom Greiner and Becky Logan volunteered to help with the event. Vicki Snarr volunteered to help with the annual Garage Sale. A vote was taken to gauge interest in continuing the sale and seven families expressed interest. The date was not decided. Tom Greiner and Tom Pearson stated there are no issues currently before the architectural committee. Mark Trina questioned whether out-buildings or barns were allowed. Tom Greiner stated that yes but first discuss with your neighbors and then come to the Architectural Committee. New business included a suggestion from Natalie McCammack to provide a neighborhood directory as in years past. President Nancy Owens stated we would speak with Jenny Greiner about publishing a hard cover directory. Traci DeWitt volunteered to take over our website to keep it more current.

Nominations were taken for Secretary Treasurer. Cynthia Vanbree was nominated and elected by majority vote.

Additional subjects were discussed including a suggestion by Mark Looney for the 20 MPH speed limits to be obeyed. Vicki Snarr asked that all remember to pay special attention to posted stop signs.

Neighbors were also asked to keep cars parked in their driveways rather than on the street whenever possible.

Tom Greiner moved to adjourn the meeting seconded by Jean Thomas. Meeting was adjourned at 8:00PM.