

## Minutes for July 25, 2009 Meeting

1. Welcome and called to order by Joe McGee. Joe also stated the Code of conduct and led the pledge of allegiance.
2. Property Managers Report- Troy Purnell said most erosion control issues have been resolved. The only lot that needs to be done is Lot#428 behind and the shed will have to be moved. The mowers have been treading lightly over the whole community because it has been so dry.
3. Treasurer's Report- Troy Purnell said we will be discussing what we have in the reserve; it will probably be used for the erosion control. He said we had collected about 80% of all of the assessments. We have sent out 10 letters of delinquency, and stated in them that we have put liens on their homes and we will disconnect the electricity until payment is received in full. Joe said we will have to put all of the purchases and work that has been done in the community into the proper line item account. Joe asked Troy about any monies not used for the road project to be put into the next road repair.
4. Old Business –Joe and the board went over the 3 options for getting WIFI into the community. **A Motion made by Vince Miller to proceed with placing the WIFI partial coverage in the Clubhouse and the Rec. Center for \$1,940.00. Vince Castelli 2<sup>nd</sup> the motion and all were in favor.**
  - A. Siren Operated Sensors-** Automatic Front gate opener for when emergency vehicles have to come into the community. The emergency vehicle only has to use his siren and the noise frequency would automatically open the gate. Valerie was told the cost was around \$350.00. After discussion **Troy Purnell made a motion to have Dave install the SOS system at the front gate.** Valerie asked that Dave take look at the exit gate because the bracket is bent that holds the board.
  - B. Shed was ordered for the front pond-**to have it repaired would cost \$1,500.00 and a brand new one would be \$2,200.00.
  - C. Street signs** should be in next week.
  - D. Pool bottoms** to be repaired after season.
  - E. Dave Schaffner** had a problem with his motorcycle going thru gate and asked if there could be a longer time up, for motorcycles to go thru. Joe said to wait until the gate is up fully and then go thru. Dave got back to Joe and told him that it worked.

**F. Road Bids-** Troy said we had 3 paving contractors give bids to the Association for the paving of all the remaining roads. Joe will need quotes for not doing the aprons from all 3 companies. There was much discussion over all the aprons being completed or not. Cost was a large factor on whether or not each individual homeowner would be charged. Troy said that this is community property and the board needs to keep it all uniform. All board members decided to do it. **Cathy Ortel** told the board the cost the Association would incur for root cutting to put in these aprons. **Joan Chambers-Lot#197** was very unhappy about the board's decision to do all the aprons in the individual lots. She paid to have her apron done. **Melanie Dixon-Lot#320** asked that each homeowner be asked about having their aprons done for a nominal fee before the paving gets started. to keep the uniformity of the community. **Paul Smith-Lot#94** asked about sending out a mailing. Joe told him that in the past we never had a good response to any mailings and we need this project to get started, if we decide to do this. Joe responded by saying that the homeowners elected a Board of Directors, consisting of 5 members, to make decisions for the community as a whole. Troy also said that this property is Association common property, there fore it should be done and keep the uniformity of the community. Vince Castelli said that in phase 1 there are 22 aprons that need to be done also. **Mike Whaley-Lot# 90** said that if 100% of the community responded, you will have anyone who has an apron, would vote against doing the aprons, and anyone who doesn't have an apron, would vote to do the aprons. I feel that the board has made a lot of good decisions concerning our community, so I agree with the board about keeping the uniformity in the community and go ahead and pave the aprons. **Keith Shoff-Lot#346** said he agreed with the board about having the consistency thru out the community. **Troy Purnell-Lot#428** suggested that we hire an independent inspector to be on site, representing the HOA, when paving is being done. Speed bumps to be the same as the phase 1 project thru out the community. **Troy made a motion to accept the lowest road bid of \$322,965.00 from Roadrunners Enterprises all the specifications to be as stated, the price is the price, it is not to have any variance. Pave 22 aprons in phase 1 if the cost is acceptable to the board; use the reserve money to pay for that. Send a letter to explain the payment procedure of a one time assessment fee of \$625.00 per homeowner or 4 quarterly payments over a year of \$165.00 which would equal a total of \$660.00. We will hire an independent inspector to oversee the paving job. Included in this bid will be the speed bumps. We will get a 5 year warranty for the paving job from the contractor. The contractor must follow all of the specifications listed.**

**Any homeowner that would like to have a driveway installed at this time, a 20 X 20 pad, a flat rate per driveway of \$600.00. Vince Miller 2<sup>nd</sup> the motion and all were in favor.**

The additional money collected from the assessments will be for the independent inspector for the roads.

**A motion was made by Troy Purnell to apply to a local bank for a loan of \$325,000.00 with an interest rate that is acceptable to the board, not to exceed 7% interest. Bob Molle 2<sup>nd</sup> the motion and all were in favor. We will need a line of credit of \$65,000.00 for October.** The individual homeowner to pay the contractor \$600.00 for their driveway to be paved.

**Bob Molle made a motion to lower the speed limit throughout the community to 15MPH and install more speed bumps to the specs of the phase one area. Vince Miller 2<sup>nd</sup> the motion and all were in favor.**

Rosemarie Burns asked about speeding in the community and asked Troy if we could borrow their speed indicator machine? Troy said he would look into it.

**Vince Castelli made a motion to start recycling in Assateague Pointe. Bob Molle 2<sup>nd</sup> the motion and all were in favor.** After discussion it was agreed to place the recycling bins at the gates by the warehouse.

**Bob Molle made a motion that each homeowner be issued 2 Assateague Pointe static cling stickers to be placed on the top left hand corner or where it is legal to be placed in your state. Vince Castelli 2<sup>nd</sup> the motion and all were in favor.**

G. Change Machine-will have to be replaced next year because this machine will not accept the new \$5.00 bills. This item will be put on the Budget Meeting for December.

**I. Committee Reports-**Cathy Ortel of the ECC said they had a good response to the first letters that went out, as far as feed back to get the work done on a specific date. There were 70 2<sup>nd</sup> notices sent out and I'm getting most of them back. I have a handful that I've had no response from. There is one homeowner that was fined last year for \$1,000.00 and is a repeat offender this year. None of the work has been completed yet. I believe we have to go to the next level with this one. This would include another fine and have a crew go in and get the work completed and bill the homeowner. Another one was fined \$1,000.00 the year before last and paid it then she was fined \$1,500.00 last year and paid it and still hasn't completed the work and we have the same issues this year. Joe asked for the 2 lots in question. Joe wants to know if they paid the fine from last year. There was discussion

about the inside of courtyards and what is acceptable in the community. **No FIREPITS are allowed in the community anywhere! Anything outside of a grill is not allowed.** Joe wants these 2 items placed in the next newsletter. Cathy said that it has never been discussed about what is allowed to be inside the courtyard. We have seen gazebos, patio coverings and tents. **Joe explained that it has to be secured when in use and when not in use, it has to be taken down completely. You can't have a tent or retractable awnings.** Cathy reminded everyone that you need an ECC form to do any work outside of your home and it must be approved before project is started. Valerie will put this item in the next newsletter also. The next meeting is scheduled for September 12, 2009 in the clubhouse. Bob Molle adjourned the meeting.