

## Board Meeting for September 19, 2015

1. The meeting was called to order by President Joe McGee. Everyone did the pledge of Allegiance and Joe went over the code of conduct for everyone in attendance. There were 32 homeowners present and the board, which includes Joe McGee, Troy Purnell, Bob Molle, Keith Shoff, Fred Verga and Valerie Sharp was recording secretary. Joe asked if there were any new homeowners. Bob and Louise Miller of Lot#363.
2. Property Manager's Report-Troy reported that we have experienced fantastic weather. The grounds crew is in the process of cutting down all the weeds and sprayed around all the ponds. We will be adding more Barley straw in February. They have put barley straw, aqua-side and aqua-shade in the ponds and the ponds are looking a lot better. We are not sure what is doing the best job, but the combination of all seems to be working together and they look great. All of the work orders have been completed to date.
3. Treasurer's Report-Troy reported that the Income Expenses were over budget-\$43,112.12-a lot had to do with the electric rate that went up 6.7%, we also had the pool work done. The splash pad, re-surfacing the Rec. Center pool. Amenities-Over \$3,386.44: Expenses over \$1,256.82: Maintenance- over \$68,217.87: Utility over-\$6,159.67. We purchased the new LED lights for the community and it will cost us up to 80% less in the future. A Motion was made by Keith to transfer \$31,000.00 from the Reserve Fund to the operating budget. Fred 2<sup>nd</sup> the motion and all were in favor.
4. Old Business: A motion was made by Fred to purchase and install the new LED lights. Keith 2<sup>nd</sup> the motion. All in favor. Troy said he would get the wish list ready for the next meeting, which is the Budget Meeting. Joe said the bathroom floor tiles have already been purchased, and Troy will get a bid for the install. Joe talked extensively about the golf cart problems. Joe has 2 new golf cart forms to go over. One will mandate that the homeowners will have to have them insured and the other does not require it, but both the forms have been updated with new guide lines. Every homeowner will receive a new form that will be filled out and a copy will be given to each homeowner with the new guidelines and a new sticker, (larger size) will be given. All golf carts are to be re-registered by January 2016. Joe has been told that White Horse Park no longer allows golf carts. A motion was made by Bob Molle to adopt the new golf cart form and to add nothing to be towed behind. 2<sup>nd</sup> by Fred and All were in favor. Cathy Ortel mentioned that if you fill out a complaint form, you, the homeowner, will remain anonymous. The board should not be filling out complaint forms because they are the appeals board according to the HOA lawyer. Joe said that the homeowners who do not take care of their ECC violations, and are fined and still do not comply, will also incur another fee to have the violations taken care of by the Association, who hires someone to take care of the violations. The Association can put a lien on the property. Troy said that this year he and the grounds crew have been spraying the weeds in the driveways and asked that the Association send a citation and the bill of \$100.00 to the homeowner. Joe brought up the letter that was read at the Annual meeting about banning cigarettes at the pools and read a new letter about the no smoking at the pools from a homeowner and they did not smoke, instead they thought that alcohol should be banned at the pool. Joe was not in favor of doing this at all. At the meeting in a "straw vote" the homeowners voted to ban smoking in the pool areas there was a lot of discussion on the subject. There was not enough input to overturn or modify the ban, therefore it will remain in effect as originally applied
5. New Business: Washer & Dryer replacement bids. Joe said to put this on the agenda for the next meeting which is the Budget Meeting.
6. Committee Reports: Storage Committee- Dale Verga reported that all of the violations have been taken care of: We appreciate the gravel in the storage area. Entertainment Committee-Mike and Kay Whaley reported that they have replaced the live flowers at the front gate. They thanked everyone who has attended and who have chaired or volunteered for events. We had a lot of special events for our 25<sup>th</sup> Anniversary, that were well attended. Our upcoming events will be the children's Christmas party on December 5, 2015, and the New Year's Eve Party. Kay said that they had an appreciation luncheon for the grounds crew, and they really liked it. Mike said we are looking forward to next year. Joe said that Mike & Kay are a big asset to our community, and everyone applauded the statement. Keith read Barry King's reports on WIFI and the Pools. He said that the system has been running smooth except for some

of the Apple products. He is suggesting that we add 2 more poles and antennae's and electrical boxes to the community. He said one needs to be near the Rec. Center and a few of the antennae's need to be trimmed around, because the limbs interfere with the signals. Barry asked that the board put in the by-laws that the HOA can trim bushes/trees if they are interfering with HOA property, or just ask homeowners to trim their trees away from the WIFI antennae's. Pool update- the splash pads were a huge hit. We have increased the amount of chairs, tables, and umbrellas around the pools. We have all new LED lights in the pool and people have responded favorably to them. He has a list of what will be needed for the pool season of 2016. The amount for the repairs to pool furniture and replacements is around \$6,000.00. He is STILL very concerned about the GLASS on the pool decks! He is asking the board to adopt a policy to make it a fineable offense. Troy said this would be an ECC responsibility. ECC Committee-Cathy Ortel reported having problems with people not compiling with the notices. She has received several replies stating that they won't be able to get it done by October or next year. The system that is in place is not working, I'm suggesting that you hire a full time person to take over the violation process. She explained the whole process, which includes 3 inspections, several notices, and then a fine for non-compliance. The inspectors are having to do several inspections and then follow ups. The extra violations concerning the golf carts, glass bottles all have to be addressed and taken care of by this committee also. Joe said that there is money allocated to this committee, and if you need extra, it is available. We also want to be able to enjoy our homes also. Troy said the system should be changed, the process is too time consuming. Joe asked Troy to check with Ray Coates for verification. Troy made a motion to revise the inspection process.

Cathy suggested that to send out notices and give them 30 days to be with in compliance, then they automatically get a fine. They still will be able to appeal to the board. Troy will talk to Ray Coates about this and get back to everyone. Joe said that this committee is the code enforcement for the community. Troy made a motion to do 1 inspection and if violations are not taken care of in that time frame, then a fine is to be levied at that time

7. Open discussion-Mel Dixon-Lot#320 asked about are they spraying all the weeds around all the ponds. Troy said they are working on them, and all will be completed. Dave Bensch-Lot#447-had 2 comments. He witnessed someone speeding in the community, around 45 MPH. Can something be put on the website stating our speed limit is 15 MPH? Joe said yes that can be done. The second comment was that 2 of the paddleboats are taking on water and can we replace them. Troy said it was in the budget for next year. Denise Ginsberg-Lot#139-stated that behind her house there was standing water after the storm. Joe asked how long the water was there. She replied a couple of hours. Troy explained that with the amount of rain we received, we will get ponding. Behind your house there was a French drain installed. Joe said he would take a look at it. Fred Verga-Lot#469-asked about people that were using the paddle boats after dark. Joe responded saying that we haven't had an issue with that yet, so it is okay. Tony Kuropatwa-Lot#394-Brought up about people docking their boat on our pier and fishing. Do we have a sign stating that this is a private community dock? Troy said he will have one made.
8. Adjournment of meeting @ 11:50
9. Workers Party, October 17, 2015
10. Next Meeting-November 21, 2015, this will be our Budget Meeting