

# Minutes from HRHOA Board Meeting

Feb. 23, 2014

Meeting called to order at 6:20 by Kiffer Andress

Board members in attendance were Kiffer Andress, Aric Kline, Ann Feczko, James Kinnard, Laurie Rosenberg, and Teresa Haverly.

Committee Chairs in attendance were: Scott Manning, James Burke, Tammy Andress, Chris Kiefer, and Teresa Huber.

Minutes from the 1/10/2014 meeting, approved by email, were filed.

Treasurer Report: Financials look good. James would like to seek options for investing the money we have in the bank. Motion made by Aric Kline and seconded by Ann Feczko to have James research investment options and report to the Board. Motion passed. Only three members have not paid the current year's dues. **James will follow up with certified letters.** Waste Management is now billing the Assoc. for collections at the tennis/pool area. This is probably because we have dropped below the 70% of members using their services. **James Kinnard will research options with the other companies that are servicing the neighborhood.** There was a brief discussion regarding the home in bankruptcy and the procedures the Board should follow to protect our interests. Chris Kiefer provided insight into the process. He will assist James in filing the appropriate papers with the courts as necessary. James advised the Board of the process for late fees and interest per the By-Laws and the POA.

Secretary Report: Just a reminder to respond in a timely manner when minutes are sent for approval. Every director must respond since the approval is done via email. This will allow Kiffer to put a summary out to the membership in a timely fashion.

Committee Reports:

Social: Teresa Huber is looking for information of activities held in the past and hoping to bring back the Progressive Dinner. **She will meet with Tammy Andress and Masako Winkler to complete the turnover process.** Budget for the 13/14 year is \$1200.

Landscaping: Chris Kiefer is working on plans to try to upgrade the 2<sup>nd</sup> entrance. Irrigation is limited at this entrance. Signs need painting. **Will discuss with the landscaper the possibility of lowering the soil level in the beds, at both entrances, so the signs are more visible.** Gazebo around the pump station needs to be stained. (It has been pressure washed.) It is believed that the previous Board may have already purchased the stain. **Aric will talk to Ken B. about this.** County was been contacted and they are not responsible for the gazebo, only the station itself. Plans are to have the retention pond cleaned out 2-3 times this year. Regarding the second entrance ownership, the plan is to wait and see what happens with the new development. James Kinnard mentioned that several of the new mailboxes are missing doors. It was suggested that the Assoc. take care of this repair. Decision made to go back to the supplier first. **James will contact the supplier and let the board know what he finds out.**

Pool: Resurfacing is to start in March. Tammy asked who is responsible for the cleaning of the restrooms during the non-pool season. ***She will follow up with Martin Corcoran and remind him of the tennis teams' responsibility during the fall/winter tennis seasons.***

ACC: Potential homebuyer has asked about the possibility of changing from stucco to brick. James B. will advise them of the ACC approval process that must occur but cannot begin UNTIL they are actual homeowners.

Website: Scott is in the process of changing server/host of the website. Will work with James K and Kiffer to make sure we have accurate and updated email addresses.

Tennis: Chairperson not in attendance. ***Board would like status on the purchase of replacement sign-up board for the courts.***

Unfinished Business:

Outstanding Attorney Fee: Ann and Teresa Haverly reviewed the bill and all supporting documents and found the bill to be correct. Motion by Ann Feczko and seconded by Laurie R. to authorize the Board to pay the bill in full. Motion passed. The amount of the bill is \$2606.96 for service rendered in 2006-2008. This amount is over the budgeted amount for legal fees but is within the Board's authority to approve.

Board Attorney: ***Aric will continue to research other firms for the Board to use and will report at the next meeting.***

Consent of Owner Forms: No form can be found for Lot 49. The homeowner took advantage of the offer to waive initiation fees in Dec. 2009 and has paid dues yearly, but no form is on file. ***Kiffer will meet with the homeowner and have him sign off on mandatory.*** Lot 59 is not a member. Once Kiffer receives the form for Lot 49, seven lots will remain as non-members: Lots 7, 16, 44, 59, 70, 90 and 109.

Initiation Fees: Teresa Haverly researched the minutes and found the current fee schedule:

Purchasers of member homes: \$250 (approved at 11/2013 annual meeting)

Purchasers of non-member homes: equivalent of one year's dues (approved by Board 1/21/2007)

New Business:

Rezoning hearings for the land between the two entrances are set for 3-4 and 3-18. Kiffer will send an email to the neighborhood to encourage attendance.

Meeting adjourned at 8:25. Next meeting set for 4/20 at 6pm.