



**HOA BOARD OF DIRECTORS MEETING**

Tuesday, November 13, 2007 // 7:00 pm // 1307 Whiston Dr.

**BOARD MEMEBERS IN ATTENDANCE:**

Jay Manganaro, Lisa Montoya, Seth Packham & Mark Sporer

**MEMBERS NOT IN ATTENDANCE:**

MaryLou Jackson, Eric Sayer, & Brandon Whelan

**CALL TO ORDER AT 7:10PM**

**Seth Packham read the minutes from October 16, 2007 meeting. Jay Manganaro moved to APPROVE MINUTES. Seconded by Mark Sporer.**

**The motion passed unanimously.**

Homeowners Forum – Pool Committee Representative present: Renee Pfau

Her experience dictates we need a change in our pool provider. Both Renee and Jay had frustrating communications with their office. Too much work to get them to do their job accurately.

Renee has two recommendations Carolina Pools and Clean Pools. Carolina is not as big as Pool Pros but not as small as American Pools. Carolina Pools takes care of Shepard's vineyard.

Clean Pools is Mary Lou who has vested interest because she lives here. Betsy and another man take care of Cary Park for over 4 years. Clean pools has never failed an inspection. She has stated she will resign from board if assigned the pool contract. She will personally be cleaning the pools. She doesn't know other bid amounts. With both Clean Pools and Carolina Pools there is no middle man. If an issue arises we speak directly with the person cleaning our pool.

American Pools does not want to loose our contract. They call every week for an update on our decision. American Pool hires their cleaners on a summer basis as opposed to the yearly basis with Carolina.

Clean Pools took care of any small deficiencies with the exterior of our pool this last summer.

Jay moved to accept Clean Pools and with a request to stay open two weeks later. Lisa Montoya seconded the motion. Approved by a unanimous vote.

Rene to notify Clean Pools and Gordana. Contract to begin Jan 1<sup>st</sup>. Resigning a possibility but left up to MaryLou to decide. She will let us know her intentions. We need a breakdown of how often each service is done and cost i.e. replacing sand filters, etc.

Take a look at additional costs for pool updating. See pool bids form for a list.

Decision for add-ons at the January meeting. Renee to present us with options.

**I. TREASURERS REPORT-**

**MANAGEMENT REPORT**

1. Reviewed Financial Report, Balance sheet and 2008 proposed Budget.
2. Budget needs to be reconciled to 0. Fence install needs to be added per Gordanas email.
3. Board recommendation to add Capital Expenditure line item to account for the fence and other upcoming expenses.
4. Mr. Manganaro moved to approve the budget with balancing changes. Lisa seconded. Approved unanimously.
5. Mr. Shorts account researched by Eric. Remove charge per Eric's recommendation via email.
6. Cash Disbursements- Nothing in question.
7. Income and Expense statement- nothing out of the ordinary.
8. Seth to have HRW send out developer contribution to Canapex along with letter.
9. Dues for 08. Mark recommends between 3-5% any more might increase the number of homeowners in default. Jay recommends the full 10% stating \$30 a year is not much. Seth recommends 10% as long as we can justify it in a qualitative and quantitative way. To build the neighborhood reserve. Possibly no increase next year but, to review the budget requirements every year. The best way to avoid special assessments. Lisa moved to approve the 10% increase. Jay seconded. Passed with a unanimous vote. Notify Gordana ASAP.
10. Delinquencies Report All highlighted delinquencies coming down.

**II. COMMITTEES-**

a) Grounds Committee

1. Two lighting bids presented by Gordana. Tru Green not bidding because they do not have an electrician at this time.
2. Date of Future Connections bid is 10/9 with a 15 day honor clause. Jay will confirm prices will be honored.
3. Jay recommends Future over Creech based on a more thorough bid. Recommends 1B & 2B option.
4. Seth and Jay suggested the lighting project be complete before December 25<sup>th</sup>. All agreed.
5. Mark suggests asking Future, "If it will be possible to add more lights at a later date?"
6. Seth moved to go with Future. Jay seconded. A unanimous vote was made to go with Future Connections.
7. TruGreen to credit account dues approximately \$70 due to the state/cities construction on Cardinal.
8. Seth to post final draft of community guidelines from the Architectural Committee on our site and the community site.
9. Unanimous approval to St. Mary Magdalene School to post a sign outside WHM sign.

b) Rules and Regulations

1. Mary Lou to update Board on progress.
2. HRW to be sure to check that boats in the neighborhood are within WHM guidelines.

c) Social

1. Successful Halloween Parade.
2. Generating Welcome letter to add to baskets. Will work with Gordana on the info.
3. Need to remind HRW to send email to Lisa when a home sale is final.

**III. NEW BUSINESS –**

1. Proposed Project and Schedule 5 year Outlook. Board waiting to review final draft prior to approval.
2. To Do -Action items to be generated via email to send to each member after every Board meeting.

**ADJOURN 9PM**

**NEXT BOARD MEETING // Tuesday, December 18th, 2007, 7:00pm**