



HOA BOARD OF DIRECTORS MEETING

Thursday, April 5, 2007 // 6:00 pm // 320 N Salem St., Suite 300

CALL TO ORDER AT 6:00PM

APPROVAL OF THE MINUTES

I. OLD BUSINESS FROM PREVIOUS MEETING

II. FINANCIAL UPDATE

Budget update and printout from Eric
Collecting on past due amounts
Making payment arrangements with homeowners
Over 8,000 still overdue
Capital Reserve to be collected on all sales beginning 7/1/07

III. NEW BUSINESS

Management company interviews discussed. All pros and cons of both HRW and Dickson. Decision made for HRW contract to begin by April 30th. List all proactive needs of the community to be handled by new management company.
Letter to Canapex from attorney to be mailed out this week. Seth to send out.
Board member open positions to be held at three years. Member rotation discussed.
John to consult Hope Carmichael re: WHV pool agreement and amending covenant for capital assessments.
Lisa to follow up with York on items previously requested.
Also, inform Canapex to remove sales sign on community property.
Follow up with York on condition of empty lots.

IV. FINALIZE ANNUAL MEETING FORMAT

1. Welcome-Seth
2. Review minutes from last meeting-Shauna
3. Financial & Budget report-Eric
4. Votes-ballots cut off at 7pm
5. Contract items discussed-Jay
6. Canapex statement "We've secured legal council for guidance"
7. Web site reveal-Seth
8. Question and Answer-Open podium
9. Initiatives-speeding Bruce Radford, Town Manager

V. COMMITTEES

Social-ice cream social planned for pool opening on May 19th, 2007
First Welcome basket delivered to new neighbor on Daresbury.
Grounds & Maintenance-New landscape contract in effect
Neighbor discussed removal of bushes on Grappenhall with Vinnie.
Communications-still needing volunteers.

ADJOURN

8PM

NEXT BOARD MEETING // Tuesday, May 15, 2007, 6:00pm