



**HOA BOARD OF DIRECTORS MEETING**

Monday, October 26, 2009 // 7:00 pm // 1413 Applethorn Drive

**BOARD MEMBERS IN ATTENDANCE:**

Lisa Montoya, Renee Pfau, Mary Lou Jackson, Chris Boudreaux, Kelley Spence, and HRW rep, Vera Mason

**BOARD MEMBERS NOT IN ATTENDANCE:**

Rick Gardner

**CALL TO ORDER AT 7:09 PM**

**QUORUM ESTABLISHED**

**August Board of Directors Meeting minutes were approved. Motion for approval as minutes stand by Chris. Motion seconded by Renee. Motion carried.**

**I. TREASURER'S REPORT-**

1. 2009 budget review – everything going as planned - no income but no big expenses expected for remainder of year
2. Check error by HRW shows as \$2000 credit for October
3. Payments have been scheduled for dues over \$500 and one property sold
4. No variances expected except utilities and postage
5. Expected to end year \$12,687 over reserve minus the bill for fill line, \$4000 for pool furniture, \$2000 for tree project (can carry over or paint pool house for \$1400)
6. 2010 budget review – no increase in assessments, pool contract no increase, landscaping with 6% increase (renews in July), utilities based on 2009, 6% increase in management fee – leaves \$9271 for projects
7. Chris motioned for bid on pool house termite inspection for 2010, motion seconded by Mary Lou, motion carried
8. Projects – fill line current biggest project, waiting on final bill
9. Tree issue – HOA will not pay to trim, property belongs to homeowners (potentially plant trees on devil's run for curb appeal)
10. Chris motioned to approve pool furniture for \$5000, Mary Lou seconded, motion carried
11. 2010 projects – replace light posts (\$8624.92), paint pool house \$1450 (get 3 estimates)
12. Lisa motioned to paint fence black for \$300, Renee seconded, motion carried

**II. MANAGEMENT REPORT-**

1. Mailbox letters sent out
2. Covenants do not allow parking on the street
3. BRG owes dues since 2007 on all lots (owe as long as closed from Canapex)
4. Letter approved for distribution to homeowners about HRW
5. New board member – 4 people interested, one person to be appointed by December meeting



### III. COMMITTEES-

1. Grounds Committee – Lisa Montoya
  - a) Approved pansies to be planted at sign
  - b) Issues with sign lights – Valley Crest replaced the bulbs, but still no light – Vera to check power
2. Pool Committee – Renee Pfau
  - a) Reviewed leaking PVC – expected that holes have been there since pool was installed
  - b) Confirm that pool is being maintained once a week
  - c) Vera to look into pool cover costs and requirements
  - d) Vera to look into plumber to fix leaking shower faucet
  - e) Timer needs to be adjusted for the lights
  - f) New drain covers required for 2010
  - g) Chris to check on removal of the sprinklers outside of pool house (freeze issue)
3. Social Committee –
  - a) \$400 invoice for magician, only small response from yahoo group
4. Architectural Review Committee – Chris Boudreaux
  - a) Approval of 4 ARCs (storage building, tree planting, painting outside, and landscaping)
  - b) Witnessed repair and testing of pool line repair
5. Communications Committee –
  - a) Supplies purchased for directory printing
  - b) Will plan to distribute rules and regulations with directory
  - c) Given OK for payment to HRW for advertisement
6. Rules and Regulations –
  - a) Kelley and Mary Lou to complete to distribute with directory

### IV. NEW BUSINESS –

1. House and lawn appearance –
  - 2 violations letters, fined up to \$100/day or HOA can go in and charge
  - Random visitation, at least once a month
2. Annual meeting empty lot discussion -
  - If purchased, would have to see about a loan, Vera to get an estimate on costs
3. Solicitation signs –
  - \$250, but no legal standing

**Next meeting: December 14, 2009.**

**Motion by Chris to adjourn meeting. Seconded by Mary Lou. Motion carried.**

**ADJOURN 9:20PM**