



HOA BOARD OF DIRECTORS MEETING

Monday, December 14, 2009 // 7:00 pm // 1413 Applethorn Drive

BOARD MEMBERS IN ATTENDANCE:

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

BOARD MEMBERS NOT IN ATTENDANCE:

None

CALL TO ORDER AT 7:07 PM

QUORUM ESTABLISHED

October Board of Directors Meeting minutes were approved. Motion for approval as minutes stand by Chris. Motion seconded by Lisa. Motion carried.

I. TREASURER'S REPORT-

1. 2009 budget review – everything still going as planned
2. Received \$2000 credit from previous HRW error
3. Need to determine what is included in “additional income” on balance sheet
4. If end years as planned, remaining balance is \$23,636 total, \$8636 over reserve and \$3636 to carry over for projects
5. BRG sent letter for dues on lots, Vera to call
6. Discussion for next month – put extra \$1000 in reserve to eventually increase from \$15,000 to \$20,000

II. MANAGEMENT REPORT-

1. Empty lots are \$52,000 – need to determine if Daresbury can be built on (was purchased by builder for \$40,000)
2. Termite inspections: Alexander Exterminating found no termites – Warranty and treatment for \$295 and renewal for \$45, Pest Consultants and Pest Defense to come out and give estimates
3. Harrison Fence painted fence, paid and complete
4. Pool has been winterized
5. Shower faucet at pool house has been fixed, no bill as of yet
6. Received CPM 2010 contract, price remains the same
7. 3 bids for painting of pool house (Cedar Grove, HRW, and Ferel)
8. Rick motions to use Ferell Custom painting with satin paint. Lisa seconded. Motion Carried
Chris to get paint samples to change colors (go with darker color)

III. COMMITTEES-

1. Grounds Committee – Lisa Montoya
 - a) Haven't heard from homeowners about wax myrtles
 - b) Very happy with Valley Crest – regularly reports their activities in the neighborhood



2. Pool Committee – Renee Pfau
 - a) Cost to fix grout around filter boxes - \$450 (6 skimmers)
 - b) Pool drains - \$250 for grates, total \$850 (includes engineering certificate)
 - c) 2010 contract the same as 2009
 - d) Final price to fix fill line: \$4700
 - e) Shower fix, pending cost
 - f) Rolling recycle bins for pool house next summer

3. Social Committee –
 - a) April appointed committee chair
 - b) Next event to be summer party

4. Architectural Review Committee – Chris Boudreaux
 - a) Letter to be sent to those painting house exterior without approval
 - b) Renee motions to approve purchase of lantern style street lights. Mary Lou seconded. Motion carries.
 - c) Check into addition of one light at pool and potentially dark cul-de-sacs

5. Communications Committee – Kelley Spence
 - a) Directory to be distributed in January
 - b) Suggestions for newsletter: recycle bins, architectural review form reminders
 - c) April to be featured homeowner, and plug for social committee members

6. Rules and Regulations –
 - a) Members to review and email comments/changes before distributing with directory
 - b) Add solicitations and dog waste issues to rules

IV. NEW BUSINESS –

1. Pool parking lot –

Complaints about suspicious activity – homeowners near pool must be ok with new light in parking lot

Next meeting: February 22, 2010, Annual meeting April 26th – check on room availability at community center for 6:30ish

Motion by Mary Lou to adjourn meeting. Seconded by Rick. Motion carried.

ADJOURN 8:30 PM